

Westpac Relevant Experience

Residence Club Little Nell

- Aspen, CO
- Consists of: 26 condominiums in tenant in common fraction ownership, 8 hotel rooms and 8 employee housing units, commercial space: 9500 SF, currently art galleries, clothing store, mini market, 80 underground parking spaces, 3 elevators, underground ski lockers, wine storage, rooftop pool and spa, fire pit deck, living and private dining room, computer room for owners and guests, white tablecloth dining by Il Molino out of New York, 5 star services including black car limousine, bell service, room service, continental breakfast and afternoon food and wine bar
- 7 stories total
- Project completion: Dec 2007/ Jan 2008
- Sellout completed: 2009
- Currently operated by the Little Nell Hotel in Aspen, Colorado
- Westpac was co-developer, provided equity, financed the project, and hired Swinerton Builders as contractors to build the project and co-owned the sales team that sold out the fractional units
- Value upon completion: \$400M (Initial land cost: \$40M)
- 208 total sales to individual owners, some holding more than one unit
- Little Nell Operations Officer: Alyson Gish – 970-429-6720

Viceroy Hotel

- Snowmass, CO
- 152 initial condominium hotel suites, plus 2 employee units
- Studio, 1, 2 and 3 bedroom suites sold as whole ownership condos branded as Viceroy Hotel, that if not used by owner, were required to be in the rental pool.
- Project includes: underground spa, underground parking, 3 onsite restaurants called Eight K, Ricard Restaurant, and Nest Public House.
- Ground level pool deck, ski in, ski out lift to Snowmass main mountain, on-mountain ski storage, 24 hour room service 4 star quality, construction.
- 9 stories + 2 underground parking levels
- Cost: \$160M
- Sellout \$240M
- Westpac was primary developer at inception of transaction, and subsequently invited Related Company out of New York to join the development team.
- Project completion: 2009
- Currently operated by Viceroy Hotel chain

Snowmass Base Village

- Snowmass, CO
- 91 condominiums
- 50,000 SF of commercial space including restaurants, retail, children's stores, high end apparel, 4 story parking garage for 800+ cars, transit center, 20,000 SF children's center called "The Treehouse" designed by Disney Corporation.

- Westpac was primary developer at inception of transaction, and subsequently invited Related Company out of New York to join the development team.
- Phase I completed 2009
- Value: \$320M
- Total Value of Base Village: \$1.5B
- During the development of the Viceroy Hotel and Base Village of Snowmass, Westpac and its partner employed over 300 people in Snowmass hospitality and the development business including the sales force and construction oversight team.

Snowmass Mall

- Snowmass, CO
- 100,000 SF of mixed used commercial
- 2 stories over parking
- Project includes: 4 hotels, Silvertree, Wildwood Hotels, Snowmass Inn and Mountain Chalet. The Silvertree and Wildwood were recently rebranded as the Westin Snowmass.
- Value of initial mall: \$100M
- Completion in phases from 2009 until 2016
- Westpac was primary developer at inception of transaction, and subsequently joint ventured the Snowmass Mall with the Related Company out of New York.

Railroad Square

- San Luis Obispo, CA
- Includes: 4 condos, 50,000 sf commercial and office space
- Developed exclusively by Westpac
- Historical renovation of an 1890s brick
- Originally built for use as a regional wholesale distribution center, Railroad Square (formerly the Channel Commercial Building) is an excellent example of early 20th century Romanesque Revival style masonry construction, with most of the original interior and exterior detailing remaining intact. This structure played a vital role in the early growth of San Luis Obispo, serving as the commercial hub for the emerging railroad district through the 1950s. The building and property is listed as a "Master List Historic Resource" for the City of San Luis Obispo and is the largest 3-story masonry structure in the entire county.
- The extant 3-story, unreinforced masonry structure and annexes were severely damaged by a devastating arson fire in November of 2002, displacing or destroying some 30 businesses and professional offices. In addition, following the 2003 San Simeon earthquake the building was subject to the city's accelerated seismic strengthening requirements prior to re-occupancy. After being condemned by the city's building and fire departments, and following years of insurance claims arbitration, a plan was formed in 2006 to restore this historic URM building to its former condition, while bringing the entire site into compliance with current building, accessibility and fire-life-safety codes and practices.
- Given that the property is listed on the city's Master List of Historic Resources, the local planning department and Cultural Heritage Committee required that this rehabilitation project conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Serra Hotel

- Downtown San Luis Obispo, CA
- Hotel Serra San Luis Obispo is a mixed-use development on Garden Street in the historic downtown core of San Luis Obispo, on the Central Coast of California.
- The 95,000 square foot project, designed towards LEED Silver environmental guidelines, combines high-end retail, 8 luxury apartments, a boutique hotel consisting of 65 rooms and suites, brasserie-style restaurant, gym, rooftop pool, versatile meetings spaces, full-service spa and valet parking. The Hotel Serra San Luis Obispo experience will combine the contemporary design and style of a boutique hotel with the service and excellence associated with luxury brands.
- The project is fully entitled and approved by the City of San Luis Obispo
- Under construction
- Est completion Feb 2018
- 100% developed by Westpac
- Est value upon completion: \$54M

Sandman Hotel

- Santa Barbara, CA
- 114 room motor hotel
- Largest hotel site on State Street in Santa Barbara
- Approved to be converted to 12,000 SF of office/ commercial and 76 condominiums
- Project value in excess of \$110M
- 100% developed by Westpac
- Westpac obtained all entitlements for the property and developed the plans all the way to building permit and sold the project just prior to construction. Project is currently under construction with third party contractor.

Okemos Pointe

- Okemos, MI
- 394 unit apartment complex
- Under construction
- Est completion: March 2018 for Phase 1 of 174 units
- Est value upon completion of the project: \$85M
- Westpac and Forsberg family are developers
- A mixed-use development in Okemos. 1st market rate apartments to be approved in Meridian Township in over 20 years. 394 unit apartment complex with 30,000 sq. ft. commercial space that will have a fitness facility, specialty food markets, brewery/pub house, office and events space. Outdoor Seating areas, pocket parks and bike/walking trails that link to region trail systems. Development will offer Urban Core feel to Okemos.

Chandler Lofts

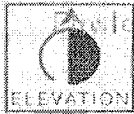
- East Lansing, MI
- 392-bed, Class A student housing and mixed use retail development comprised of three buildings (Buildings 1, 2 and 3) located near Michigan State University.
- Under construction
- Building 1 consisting of 60 units / 86 beds and 23,317 SF of retail to be completed by July 2018
- Building 2 consisting of 81 units / 108 beds to be completed by July 2019
- Building 3 consisting of 162 units / 198 beds to be completed by July 2019
- Est value upon completion of the project:
- Westpac is the developer

The Wing

- Lansing, MI
- 150,000 SF Warehouse, mixed use manufacturing/ multifamily project utilizing cutting edge construction and technology in collaboration with Michigan State University Materials and Development Studies
- Under construction
- Est value upon completion of the project:
- Developers are Westpac, TA Forsberg Companies, and Dymaxion Corporation

Founded 30th October 1957, Forsberg has spent 60 years in the Community
bringing quality lifestyle homesites.

Honoring our Past, Proud of our Present, Preparing the Future



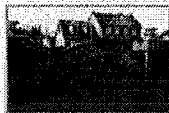
Okemos
Ponderosa Estates
Okemos Pointe Plaza
Elevation Okemos
MIFID

Lansing
Tembo Homes
Hazel Street
Kalamazoo Street



DeWitt
Looking Glass Estates
Springbrook
Springbrook Lakes
Springbrook Hills
Springbrook Hills East
Lakeside Preserve
Lakeside Village

Mason
Riverwalk Meadows
Riverwalk Village



Haslett
Meadowridge

Charlotte
Greenwood
Terrace



Williamston
Windybrook

Holt
Sycamore Shores
Springfield



Dimondale
Dimondale Estates

"Enhancing the Quality of Life in the Communities We Serve!"

2422 Jolly Rd, Suite 200, Okemos, MI 48864 | 517-349-9330 | www.lansingrealestate.com



FORSBERG

For three generations T.A. Forsberg, Inc. has provided the best living &
Working Environments in the Greater Lansing Region.
We build vibrant wholistic developments that inspire growth and encourage belonging.

Past



Dimondale Estates,

Dimondale

Ponderosa Estates, Okemos

Looking Glass Estates, DeWitt



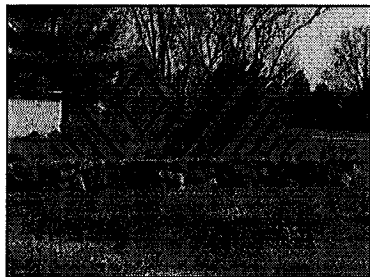
Springbrook, DeWitt

Springbrook Lakes, DeWitt

Springbrook Hills, DeWitt

Springbrook Hills East,

DeWitt



Greenwood Terrace,

Charlotte

Sycamore Shores, Holt

Springfield, Holt

Meadowridge, Haslett



Present

Riverwalk Meadows,

Mason

Riverwalk Village,

Mason

Windybrook,

Williamston

Lakeside Preserve,

DeWitt

Lakeside Village,

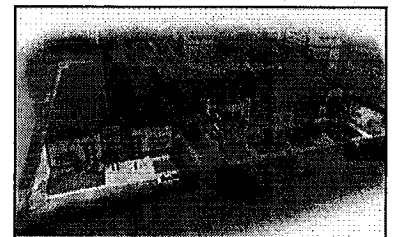
DeWitt

Okemos Pointe Office

Park, Okemos

Fountain Pointe Office

Park, Alameda Township

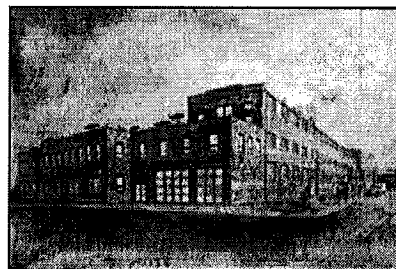


Coming Soon!

The Wing, 735 Hazel—Lansing

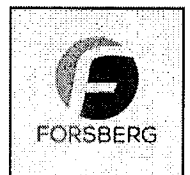
Tembo Village—Reo Town

Chandler Lofts, East Lansing



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www.Lansingrealestate.com



Dymaxion Development Projects

Artist's Avenue (108 S. Hosmer Lansing)

2.5mm project, complete gut renovation after fire of historic 1920's brick building
26 loft style apartments, Most units leased to young professionals, one unit reserved and privately subsidized for senior citizen

2722 E. Michigan Ave.

6.5mm project, adding 2 stories to an existing mid century modern building on Michigan Ave.
creating a vibrant mixed-use community supportive space.
54 apartments
Under construction

Cherry Hill Neighborhood Assembly Project

2.5mm project
Complete gut rehabs of historic buildings in one of Lansing's oldest neighborhoods
6 total Buildings
45 units

117 Hosmer and Assembly project

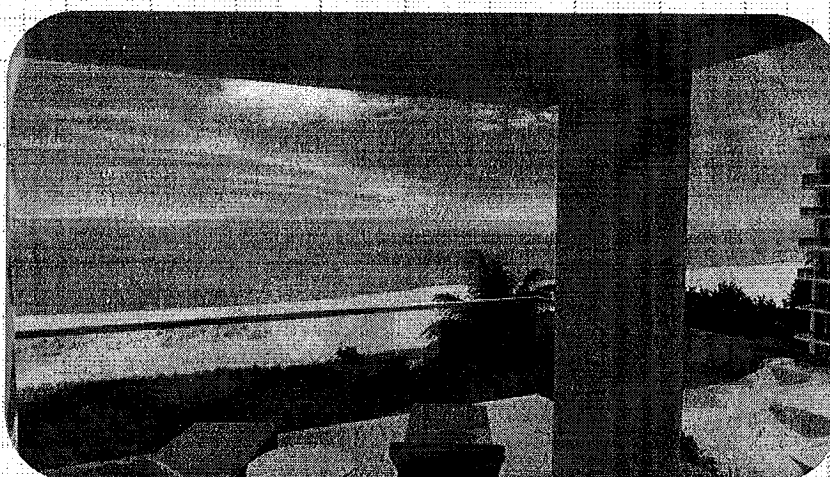
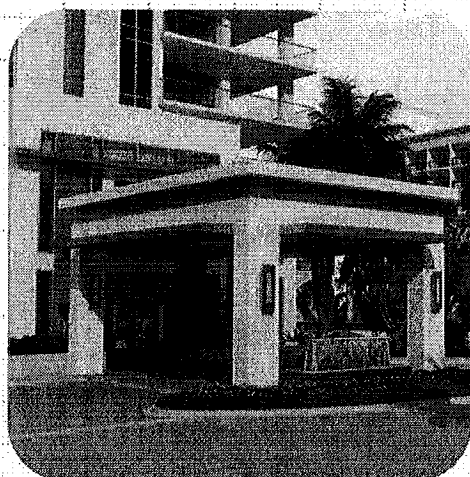
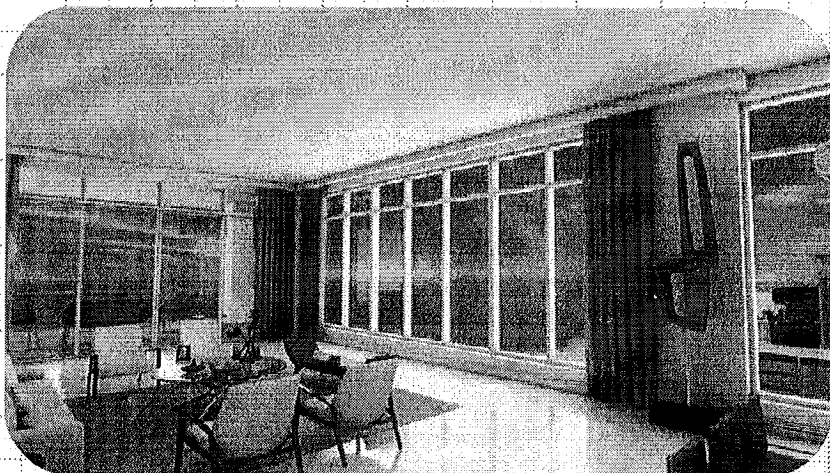
1.2mm project
16 units total
Project under way

Various single family projects

15mm total volume
Purchased and rehabilitated over 300 individual properties

VistaBlue - SINGER ISLAND

WEST PALM BEACH, FL


PROJECT TYPE:
LUXURY CONDOMINIUMS
PROJECT COST:
\$85 MILLION
PROJECT SIZE:
300,000 SF, 58 UNITS
COMPLETED:
NOVEMBER 2017
OWNER

Riviera Beach, LLC

ARCHITECT

Glidden Spina + Partners

Keith Spina

207 Sixth Street

West Palm Beach, FL 33401

561.684.6844

CONTRACT TYPE

Construction Management

PERSONNEL
Project Director:

Matt Getchell

Sr. Project Manager:

Mike Roeser

Sr. Project Superintendent:

Mike Lukasik

Hilton British Colonial Hotel

NASSAU, BAHAMAS



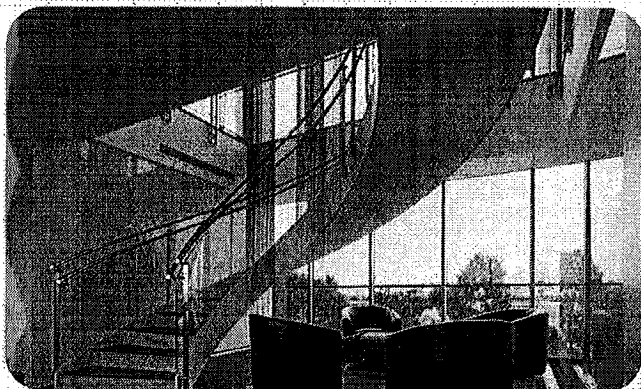
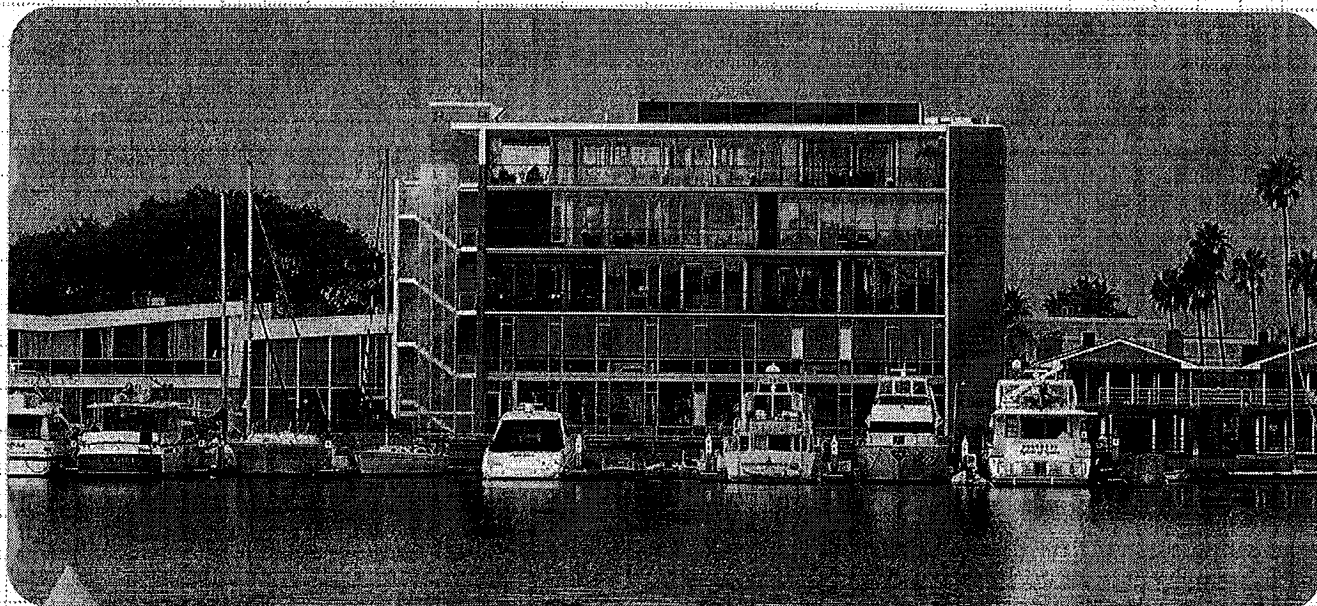
PROJECT TYPE:
FACILITY RESTORATION
PROJECT COST:
\$32 MILLION
PROJECT SIZE:
RENOVATION OF
292 ROOM HOTEL
COMPLETED:
2000

OWNER
British Colonial Hotel
Ron Kelly, Owner Rep
ARCHITECT
Michael HK Wong Associates
CONTRACT TYPE
Construction Management

PERSONNEL
Project Manager:
Rob Krueger
Asst. Project Manager:
Matt Getshell

Dart Via Lido Condominiums

NEWPORT BEACH, CA



PROJECT TYPE:
CONDOS/RETAIL

PROJECT COST:
\$8.4 MILLION

PROJECT SIZE:
22,148 SF

COMPLETED:
FALL 2014

OWNER
Dart Development
3120 Sovereign Drive, Suite 4B
Lansing, MI 48911
Steve Mills: 517.244.2177

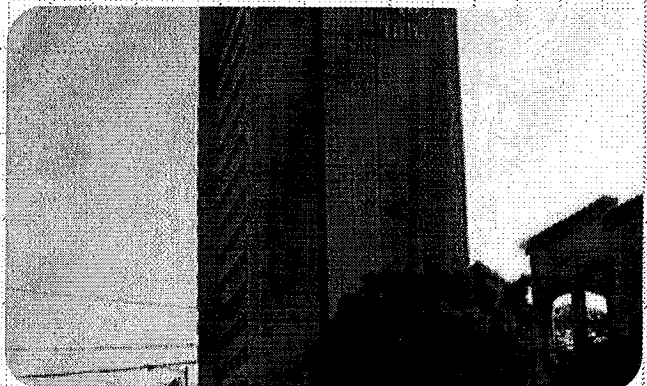
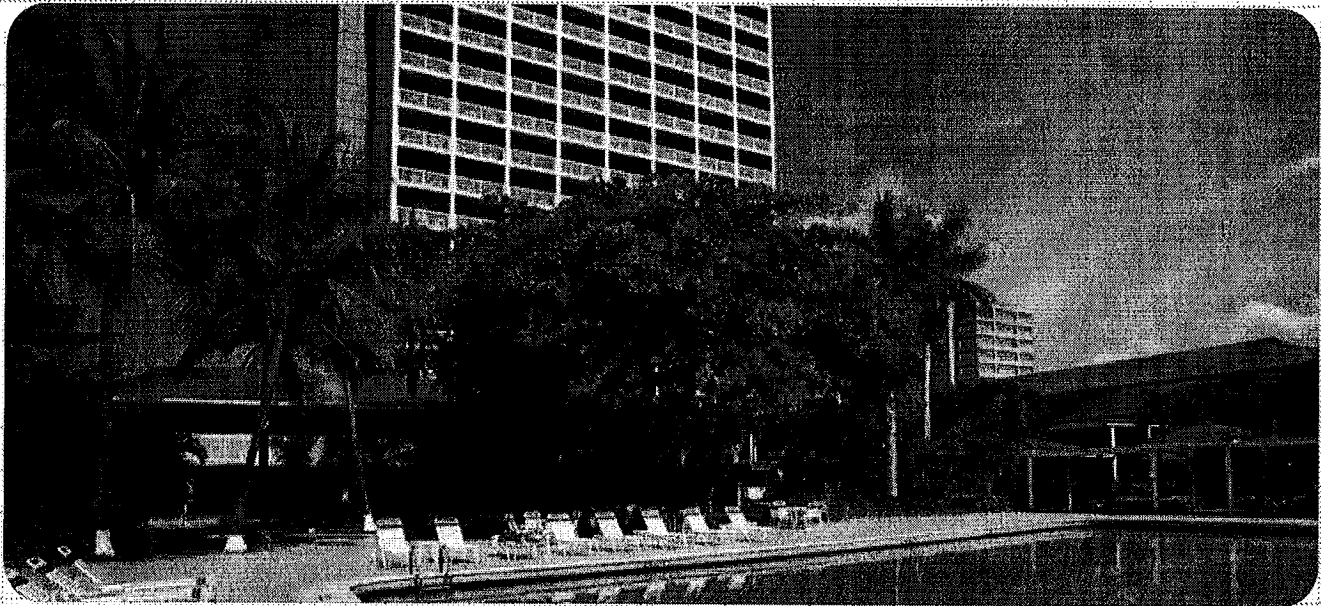
ARCHITECT
Shubin+Donaldson Architects Inc.
403 E. Montecito Street, #2A
Santa Barbara, CA 93102
Robin Donaldson: 805.966.2802

CONTRACT TYPE
Construction Management

PERSONNEL
Sr. Project Manager:
Jerry Kirkland
Project Manager:
Justin Park
Project Superintendent:
Tom Cochran

Hilton International Hotel

KINGSTON, JAMAICA



PROJECT TYPE:
HOTEL RESTORATION

PROJECT COST:
\$15 MILLION

PROJECT SIZE:
**RENOVATION OF 250
GUEST ROOMS**

COMPLETED:
2001

OWNER
Hilton Hotels: Kingston, Jamaica

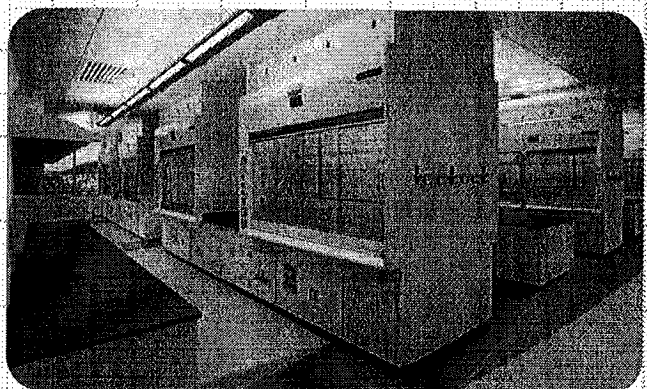
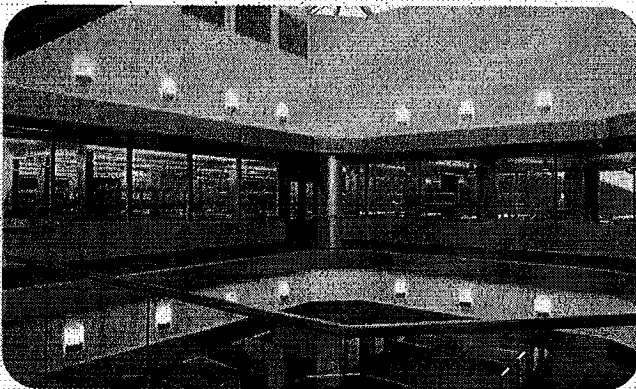
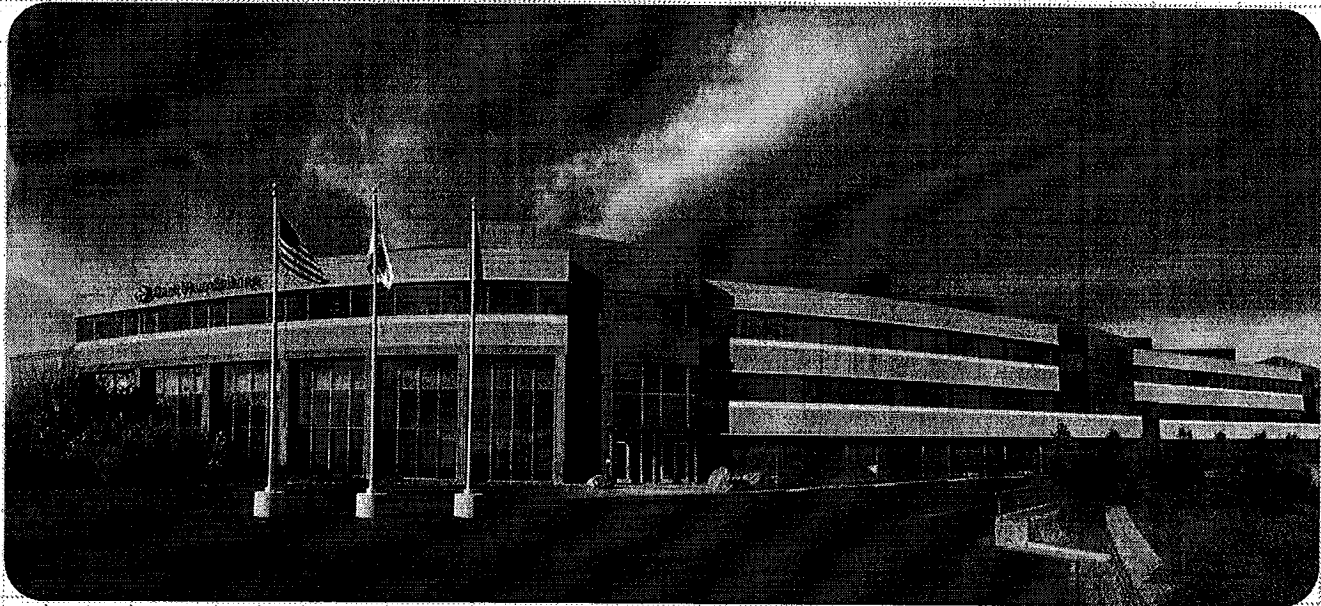
ARCHITECT
Michael HK Wong:
416.921.2331

CONTRACT TYPE
Construction Management

PERSONNEL
Project Manager:
Rob Krueger

Dart Neuroscience

SAN DIEGO, CA



PROJECT TYPE:
RESEARCH FACILITY

PROJECT COST:
\$80 MILLION
PROJECT SIZE:
188,000 SF
COMPLETED:
AUGUST 2013

OWNER
Scripps Summit Drive
Development LLLP
3120 Sovereign Drive, Suite 4B
Lansing, MI 48911
Steve Mills: 517-244-2177

ARCHITECT
McFarlane Architects
6363 Greenwich Drive, Suite 140
San Diego, CA 92122
Neal McFarlane: 858-453-1150

CONTRACT TYPE
Construction Management

PERSONNEL

Sr. Project Manager:

Jerry Kirkland

Project Manager:

Jonathan McNabb

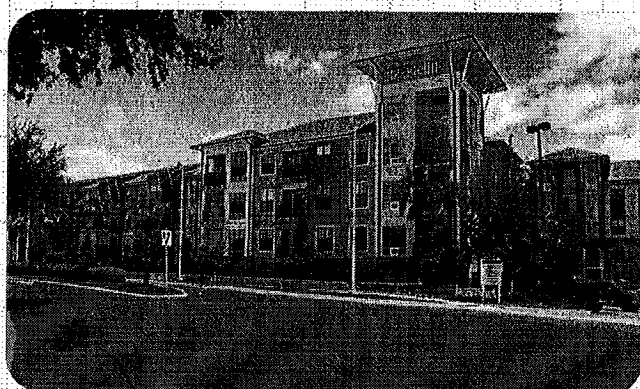
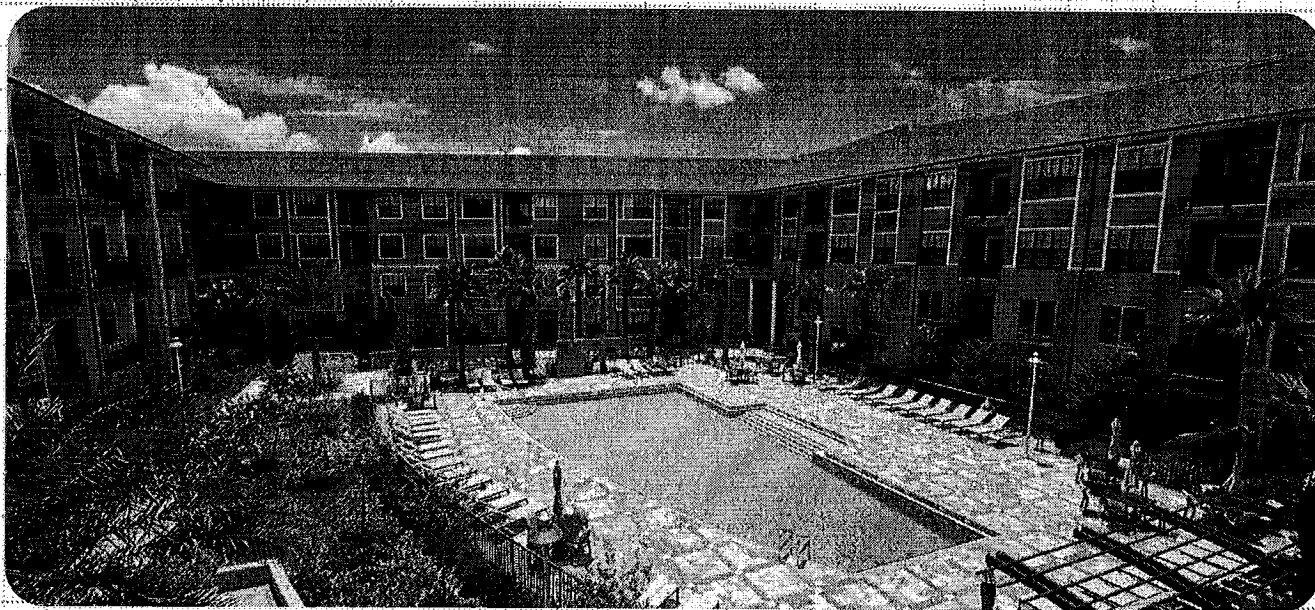
Project Superintendents:

Don Jardine, Mark VanDeventer,

Tom Smith

The Estates at Millenia

ORLANDO, FL



PROJECT TYPE:
MULTI-FAMILY

PROJECT COST:
\$28.5 MILLION

PROJECT SIZE:
297 APARTMENTS,
499 PARKING SPACES,
4 STORY DECK

COMPLETED:
JULY 2012

OWNER

Millenia 700, LLC
19950 W. Country Club Dr.
Aventura, FL 33160
Carlos Burneo

ARCHITECT

Cline Design Associates
125 N. Harrington Street
Raleigh, NC 27603
Gary Dean Cline: 919.833.6413

CONTRACT TYPE

Construction Management -
Guaranteed Max

PERSONNEL

Project Manager:

Andy Yarber

Asst. Project Mgr:

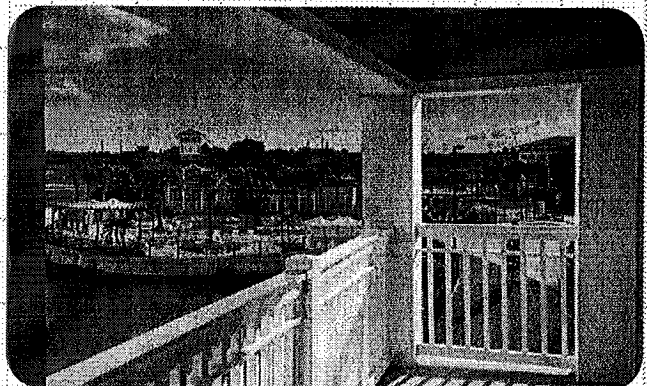
Chad Risch

Project Superintendents:

Mike Drayer and Mark VanDeventer

M North Apartments

ORLANDO, FL



PROJECT TYPE:
MULTI-FAMILY

PROJECT COST:
\$22 MILLION

PROJECT SIZE:
288 UNITS, 310,000 SF
(8) 3-STORY BUILDINGS
COMPLETED:
DECEMBER 2015

OWNER
PSREG M North Owner L.P.
One Premier Plaza
5605 Glenridge, Suite 775
Atlanta, GA 30342

ARCHITECT
The Preston Partnership, LLC
115 Perimeter Center Place
Suite 950
Atlanta, GA 30346

CONTRACT TYPE
Construction Management

PERSONNEL
Sr. Project Manager:
Andy Yarber
Project Manager:
Chad Risch
Project Superintendent:
Jim Siegrist

Marisol Viera

VIERA, FL

**PROJECT TYPE:
MULTI-FAMILY****PROJECT COST:
\$25.5 MILLION****PROJECT SIZE:
8 Buildings, 282
Units****COMPLETION DATE:
OCTOBER 2016****OWNER**

PSV3, LLC

One Premier Plaza, 5605 Glenridge
Atlanta, GA 30342**ARCHITECT**The Preston Partnership LLC
115 Perimeter Center Place
Atlanta, GA 303461**CONTRACT TYPE**

GMP

PERSONNEL**Sr. Project Manager:**

Andy Yarber

Project Manager:

Spenser Price

Asst. Project Manager:

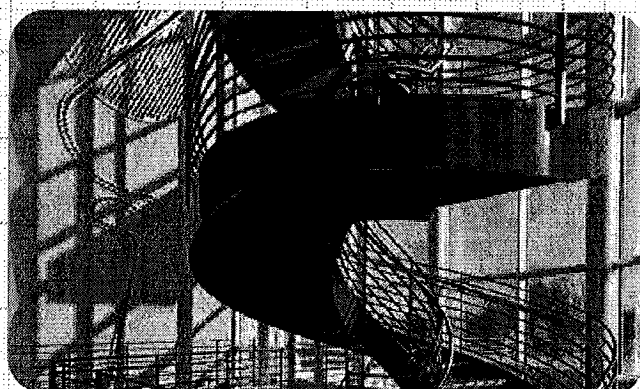
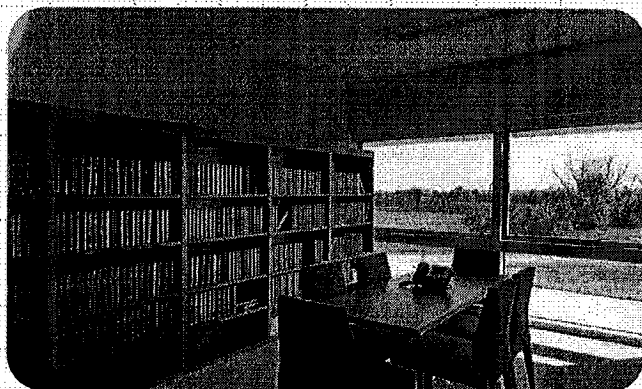
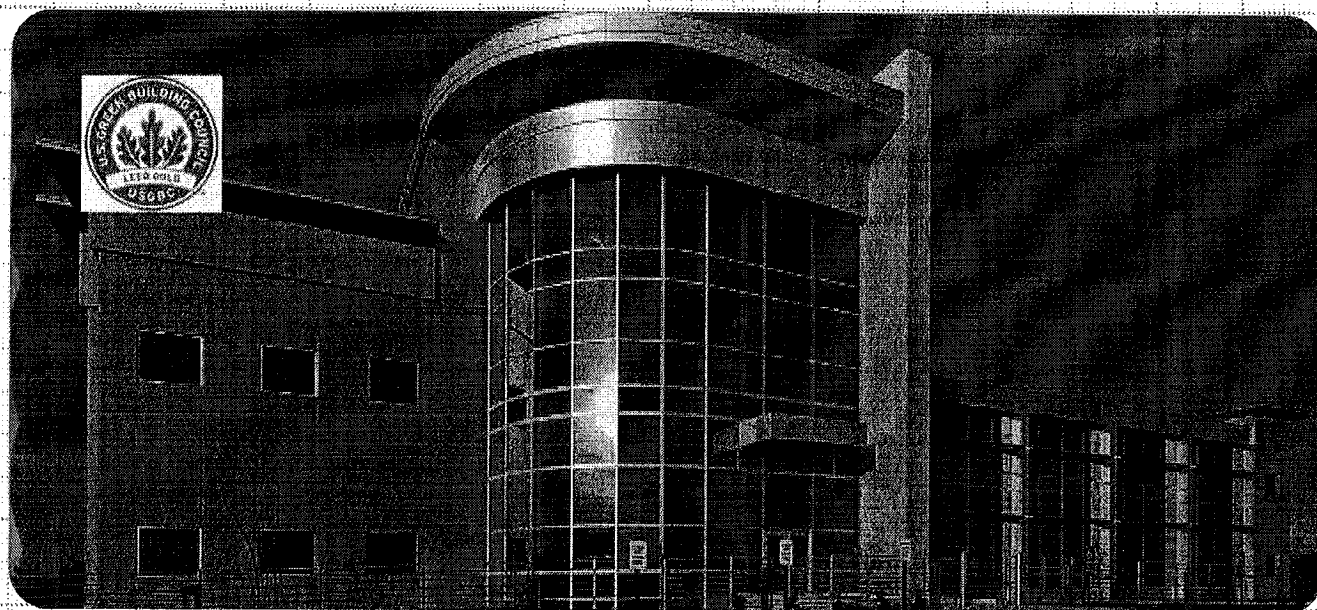
Chintan Patel

Project Superintendents:

Gary Probert and Matt Hinote

Port Office Regional Commerce Center

SHREVEPORT, LA



PROJECT TYPE:

OFFICE

PROJECT COST:

\$9.7 MILLION

PROJECT SIZE:

36,000 SF

COMPLETED:

DECEMBER 2010

OWNER

Caddo-Bossier Port Commission

10397 LA Highway 1

Shreveport, LA 71115

Eric England

ARCHITECT

Kevin Bryan Architects LLC

9045 Ellerbe Road

Shreveport, LA 71106

CONTRACT TYPE

Fixed Bid

PERSONNEL

LEED® Project Manager:

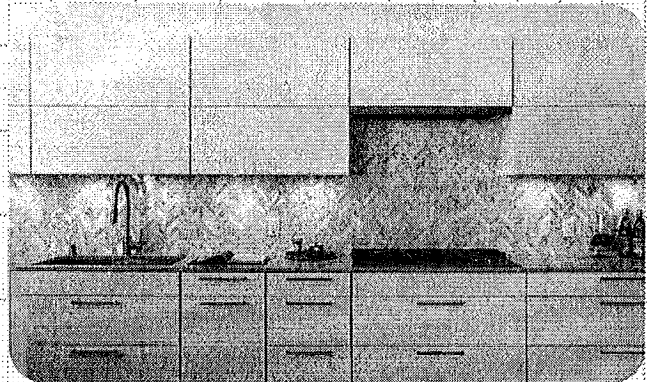
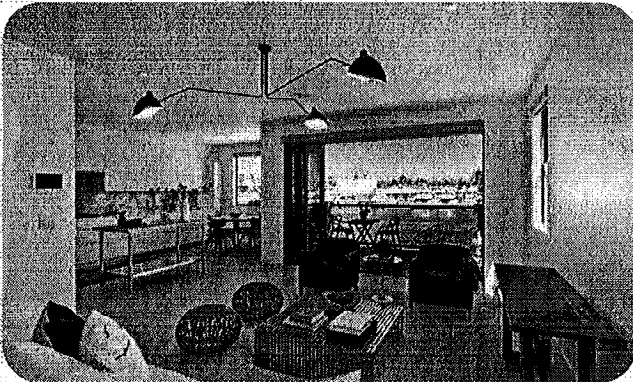
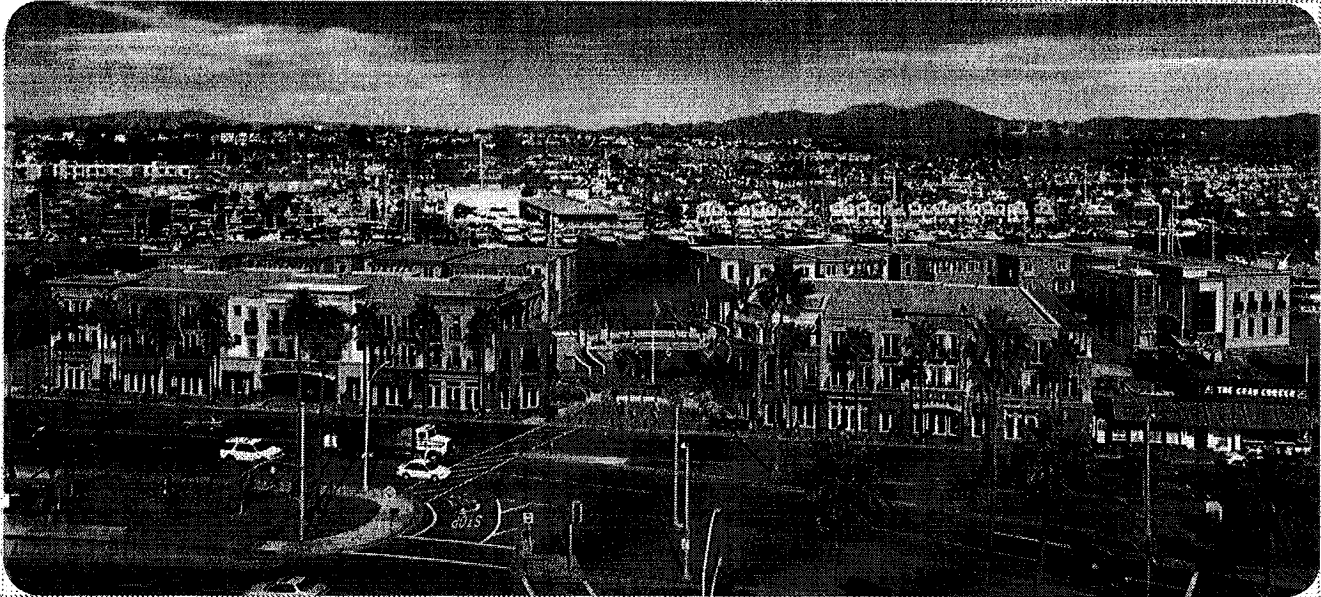
Ryan Roberts

LEED® Project Superintendent:

Tom Smith

Newport Bay Marina

NEWPORT BEACH, CA

**PROJECT TYPE:**
MIXED-USE**PROJECT SIZE:**
122,800 SF**COMPLETED:**
Q1 2017**OWNER**NP Beach Marina, LLC
2402 Haslett Road
East Lansing, MI 48823
Steve Mills**ARCHITECT**Hannouche Architects
20250 SW Acacia Street, Suite 130
Newport Beach, CA 92660
Stephen Clark**CONTRACT TYPE**

Construction Management

PERSONNEL**Sr. Project Manager:**

Jerry Kirkland

Project Manager:

Ashton Irwin

Asst. P. M.:

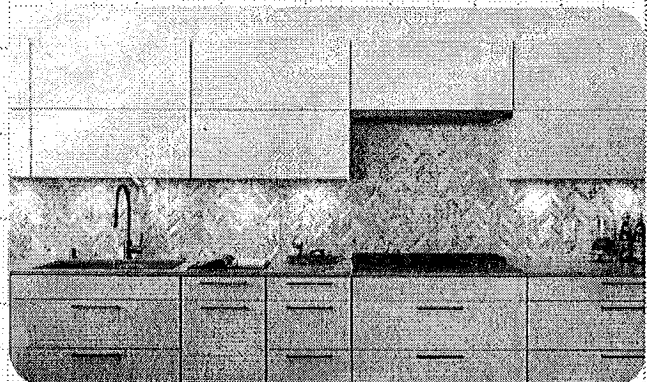
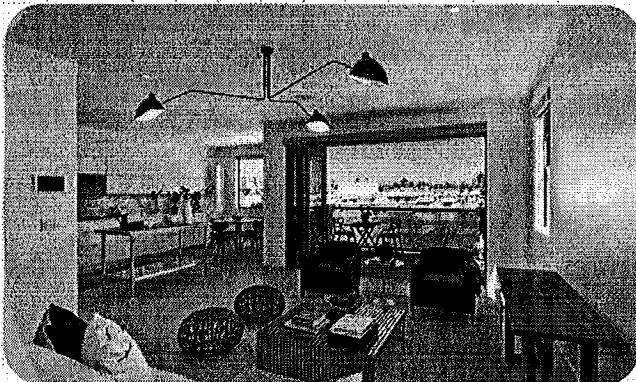
Andrew Buerger

Project Superintendent:

Rob Dick, Don Jardine

The VUE

NEWPORT BEACH, CA



PROJECT TYPE:
MIXED-USE

PROJECT SIZE:
122,800 SF

COMPLETED:
Q1 2017

OWNER
NP Beach Marina, LLC
2402 Haslett Road
East Lansing, MI 48823
Steve Mills

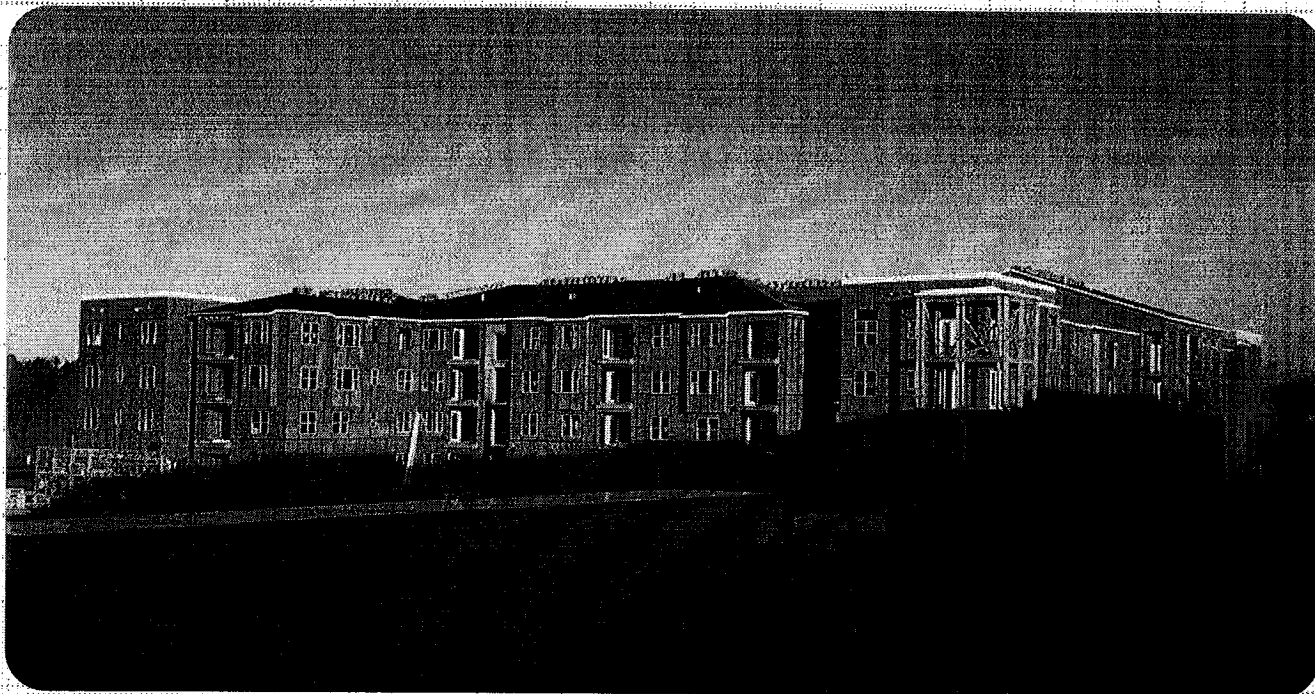
ARCHITECT
Hannouche Architects
20250 SW Acacia Street, Suite 130
Newport Beach, CA 92660
Stephen Clark

CONTRACT TYPE
Construction Management

PERSONNEL
Sr. Project Manager:
Jerry Kirkland
Project Manager:
Ashton Irwin
Asst. P. M.:
Andrew Buerger
Project Superintendent:
Rob Dick, Don Jardine

Davis Park Apartments

DURHAM, NC 



PROJECT TYPE:
APARTMENTS

PROJECT COST:
\$33.4 MILLION

PROJECT SIZE:
330 APARTMENTS

COMPLETED:
PENDING

OWNER
Pollack Shores
5605 Gelnridge Drive
Atlanta, GA 30342
404.835.1475

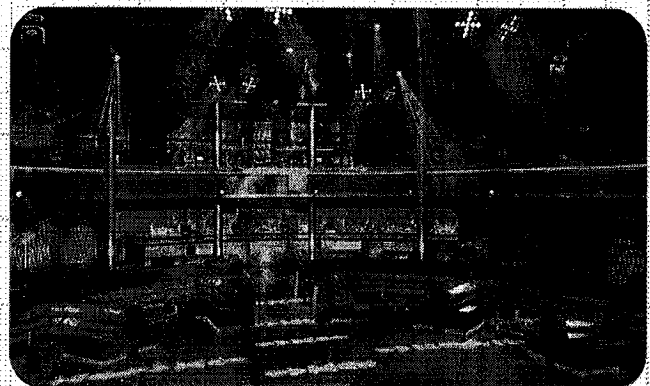
ARCHITECT
Cline Design
135 N. Harrington St.
Raleigh, NC 27603
Gary Dean Cline: 704.351.3453

CONTRACT TYPE
CM with GMP

PERSONNEL
Sr. Project Manager:
Andy Yarber
Project Manager:
Colton Carlton

Omnia San Diego

SAN DIEGO, CA



PROJECT TYPE:
NIGHT CLUB

PROJECT SIZE:
25,000 SF

COMPLETED:
APRIL 2015

OWNER
Hakkasan Group
404 14th Street
San Diego, CA 92101

ARCHITECT
Bergman Walls & Associates
2965 South Jones Blvd, Suite C
Las Vegas, NV 89146

CONTRACT TYPE
Construction Management

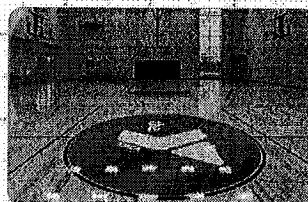
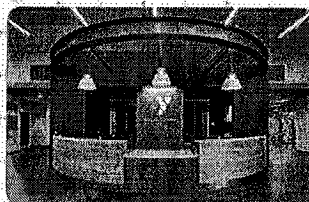
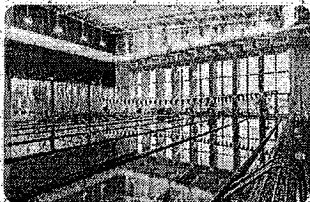
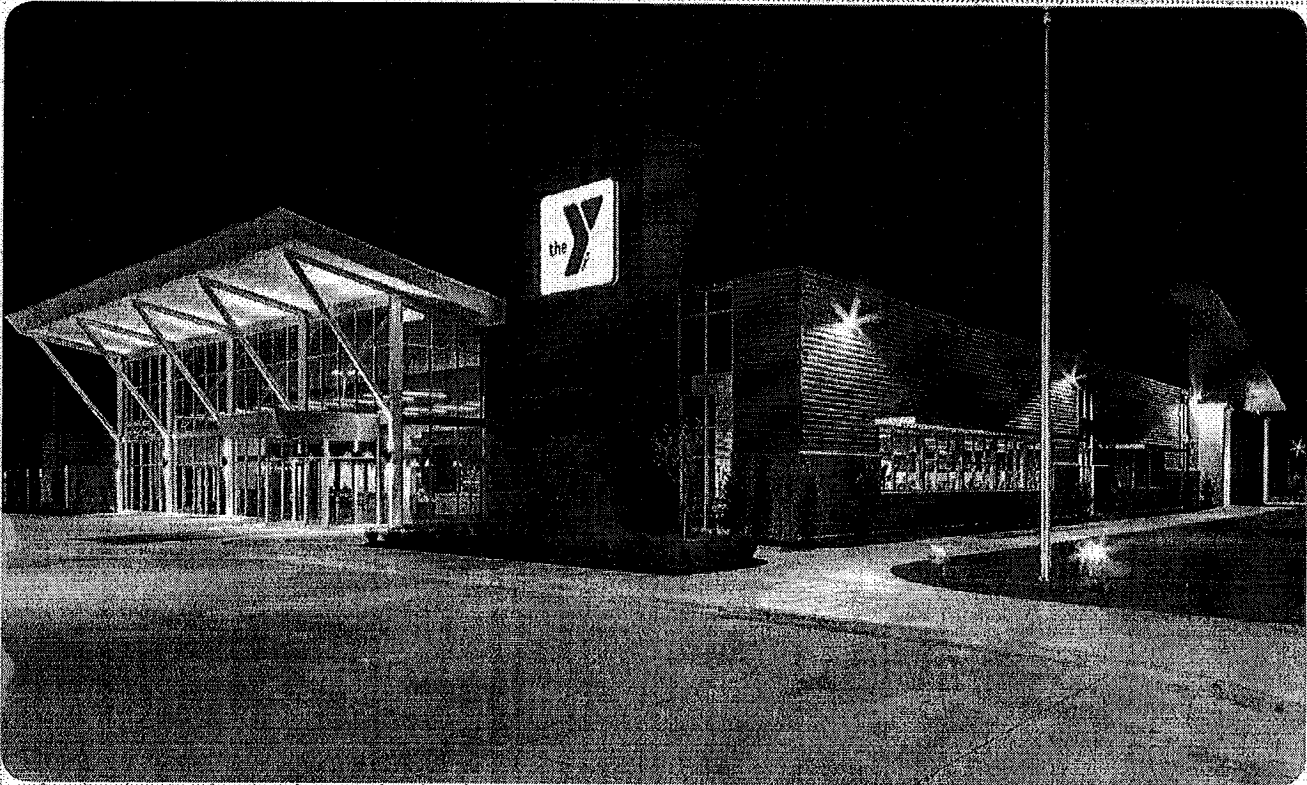
PERSONNEL
Sr. Project Manager:
Jerry Kirkland

Project Manager:
Blake Simon

Project Superintendents:
Steven Wright, Bunky Gorham

YMCA

SHREVEPORT, LA



PROJECT TYPE:
RECREATION

PROJECT COST:
\$15.5 MILLION

PROJECT SIZE:
57,650 SF

COMPLETION DATE:
FEBRUARY 2017

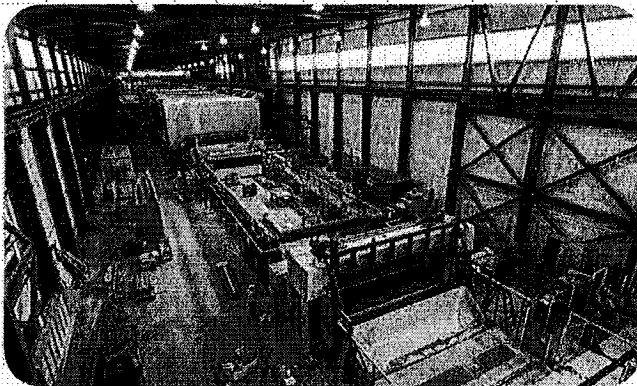
OWNER
YMCA
Gary Lash, CEO
400 McNeill Street
Shreveport, LA 71101
318.674.9600

CONTRACT TYPE
General Contractor

PERSONNEL
Project Manager
Chris Rudolph
Project Superintendent
Tom Cochran

Pratt Paper

VALPARAISO, IN



PROJECT TYPE:
**PAPER RECYCLING
PROCESSING PLANT**

PROJECT COST:
\$130 MILLION

PROJECT SIZE:
250,000 SQUARE FEET

COMPLETED:
SUMMER 2015

OWNER
Pratt Paper
1800-G Sarasota Parkway
Conyers, GA 30013
Luis Henao
770.789.5448

ARCHITECT
Ford, Bacon & Davis
481 Garlington Rd, Suite H
Greenville, SC 29615

CONTRACT TYPE
Construction Management

PERSONNEL

Sr. Project Managers:

Ryan Roberts and Ed Lorenz

Asst. Project Managers:

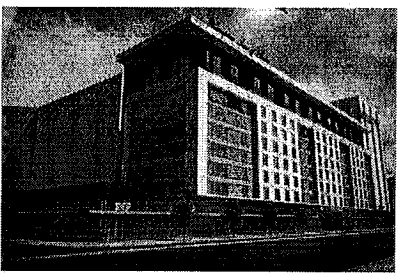
Ryan Lindner and Logan Rogers

Project Superintendents:

Doug Waldrop, Tom Cochran, Larry
Holley

ADVANCED REDEVELOPMENT SOLUTIONS

- ✓ redevelopment experience in over 100 Michigan communities
- ✓ working with over 60 incentive & financing programs
- ✓ billions in private investment projects served
- ✓ over \$1 billion in incentives secured
- ✓ building public/private partnerships to spur development
- ✓ helping businesses thrive while building strong communities



Organization

Advanced Redevelopment Solutions is a Michigan-based firm with offices in Lansing and Traverse City. Advanced Redevelopment Solutions provides specialized real estate consulting services to developers, investors, public agencies and other real estate professionals throughout the Midwest. Our uniquely crafted solutions are customized for each assignment to provide our clients with transformative options toward the redevelopment of distressed and underperforming real estate assets.

Mr. Eric P. Helzer, EDFP, Principal of the firm has over 25 years of multi-disciplinary real estate experience in development finance, environmental & civil engineering, consulting, development, owner's representation, and construction management. Mr. Helzer's and the firm's other professionals provides the essential skills and knowledge to maximize a property's value.

Organizational Objective

Helping businesses thrive while building strong communities.

Service Lines

- ✓ Incentives Consulting
- ✓ Redevelopment Ready Sites Consulting
- ✓ Entitlement Management
- ✓ Owner's Representation
- ✓ Development Project Management

Locations

Lansing Office
PO Box 204
Eagle, MI 48822

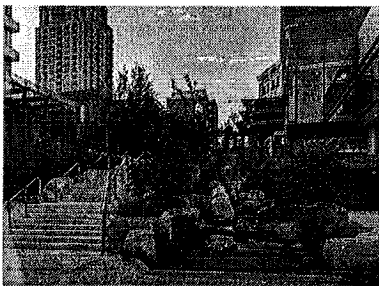
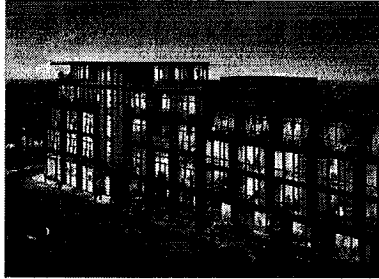
Traverse City Office
101 N. Madison
Traverse City, MI 49684

ADVANCED REDEVELOPMENT SOLUTIONS Eric P. Helzer, EDFP, Principal

Phone : 517.648.2434 | Email : AdvancedRedevelopmentSolutions@outlook.com | 2017.08.10

ADVANCED REDEVELOPMENT SOLUTIONS

- ✓ redevelopment experience in over 100 Michigan communities
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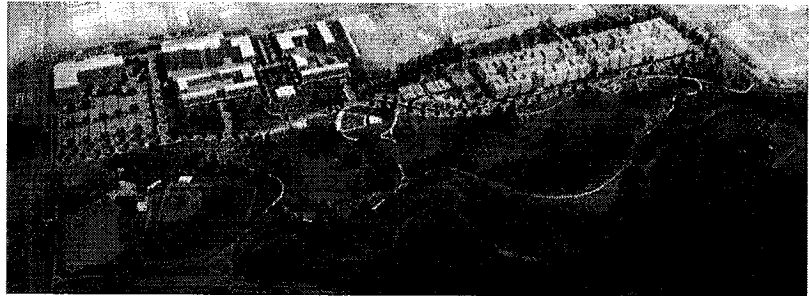
Red Cedar Redevelopment, Lansing MI

Development:

- ✓ 55-acre mixed-use transformational project at this "gateway" property
- ✓ redevelopment of a shuttered and contaminated municipal golf course
- ✓ multiple new 4 to 12-story mixed-use residential / commercial / hotel / restaurant buildings and 3 integrated parking structures
- ✓ \$270 million projected investment with 975 new full-time jobs

Services Provided:

- ✓ economic development incentives, project packaging, public/private partnership facilitation, redevelopment approach
- ✓ over \$90 million in pending incentives



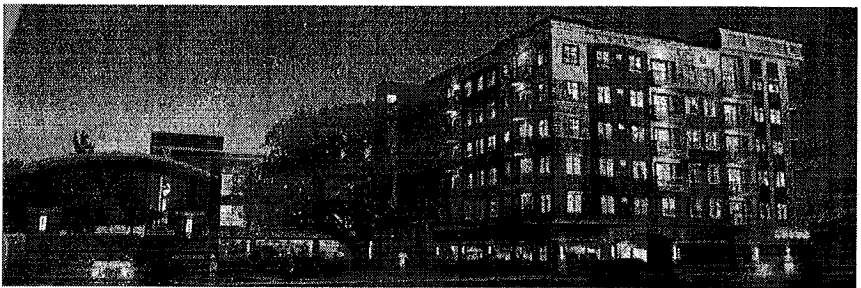
White Oak Place, East Lansing MI

Development:

- ✓ downtown mixed-use project
- ✓ redevelopment of blighted and contaminated single story gas-station / commercial building and a multistory fraternity home
- ✓ new 6-story residential/commercial building with underground parking
- ✓ \$22.1 million projected investment with 10 new full-time jobs

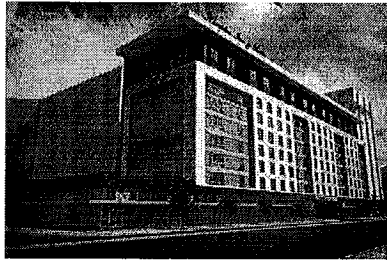
Services Provided:

- ✓ economic development incentives, Brownfield redevelopment approach, project packaging, and environmental clean-up & constructability support
- ✓ over \$3 million in secured incentives



ADVANCED REDEVELOPMENT SOLUTIONS

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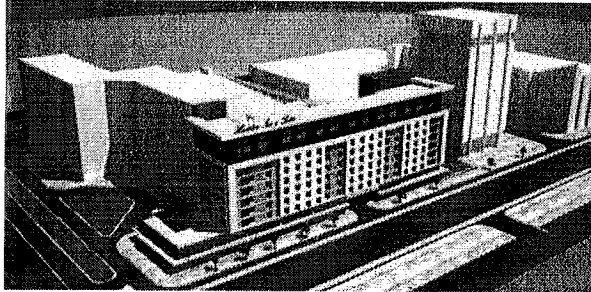
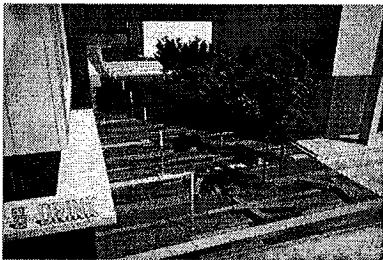
Midtown Redevelopment, Detroit MI

Development:

- ✓ downtown in-fill mixed-use project
- ✓ redevelopment of obsolete and contaminated parcels
- ✓ new multi-story mixed-use residential / commercial / hotel buildings and integrated parking structure
- ✓ nearly \$50 million projected investment with over 75 new full-time jobs

Services Provided:

- ✓ economic development incentives, project packaging and community outreach support
- ✓ over \$10 million in projected incentives



Founders Landing, Marquette MI

Development:

- ✓ 29-acre mixed-use transformational project with infrastructure improvements at this waterfront parcel on Lake Superior
- ✓ redevelopment of contaminated former industrial property
- ✓ new multi-story residential / commercial / restaurant / hotel buildings and integrated parking structure
- ✓ \$86 million projected investment with 150 new full-time jobs

Services Provided:

- ✓ economic development incentives, project packaging, community outreach support, and environmental clean-up & constructability support
- ✓ \$41 million in secured incentives



Completed by ARS senior staff member prior to forming ARS and ongoing with ARS

ADVANCED REDEVELOPMENT SOLUTIONS Eric P. Helzer, EDFP, Principal

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ADVANCED REDEVELOPMENT SOLUTIONS

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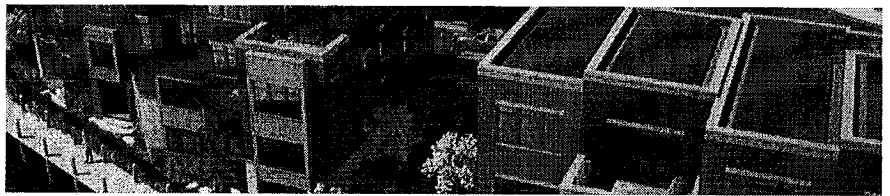
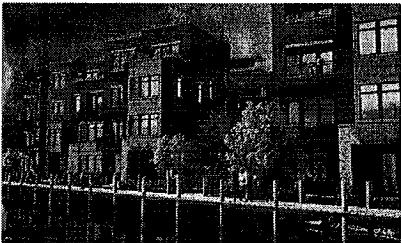
Uptown Development, Traverse City MI

Development:

- ✓ downtown in-fill project with riverfront townhomes on the Boardman River and city-side live-work units
- ✓ redevelopment of blighted and contaminated vacant parcels
- ✓ new 4 story mixed-use residential/commercial buildings
- ✓ \$12 million projected investment with 12 new full-time jobs

Services Provided:

- ✓ economic development incentives, project packaging, constructability and redevelopment approach, "green" infrastructure approach, public and agency facilitation
- ✓ \$4 million in secured incentives



Completed by ARS senior staff member prior to forming ARS



The Residences & The St. Anne, East Lansing MI

Development:

- ✓ downtown in-fill project with infrastructure improvements
- ✓ redevelopment of obsolete and contaminated single story commercial and residential parcels
- ✓ new 4 & 8-story mixed-use residential/commercial buildings
- ✓ \$18 million invested with 50 new full-time jobs

Services Provided:

- ✓ economic development incentives, project packaging and community outreach support
- ✓ \$6.5 million in secured incentives



Completed by ARS senior staff member prior to forming ARS

ADVANCED REDEVELOPMENT SOLUTIONS Eric P. Helzer, EDP, Principal

Phone : 517.648.2434 | Email : AdvancedRedevelopmentSolutions@outlook.com | 2017.08.10

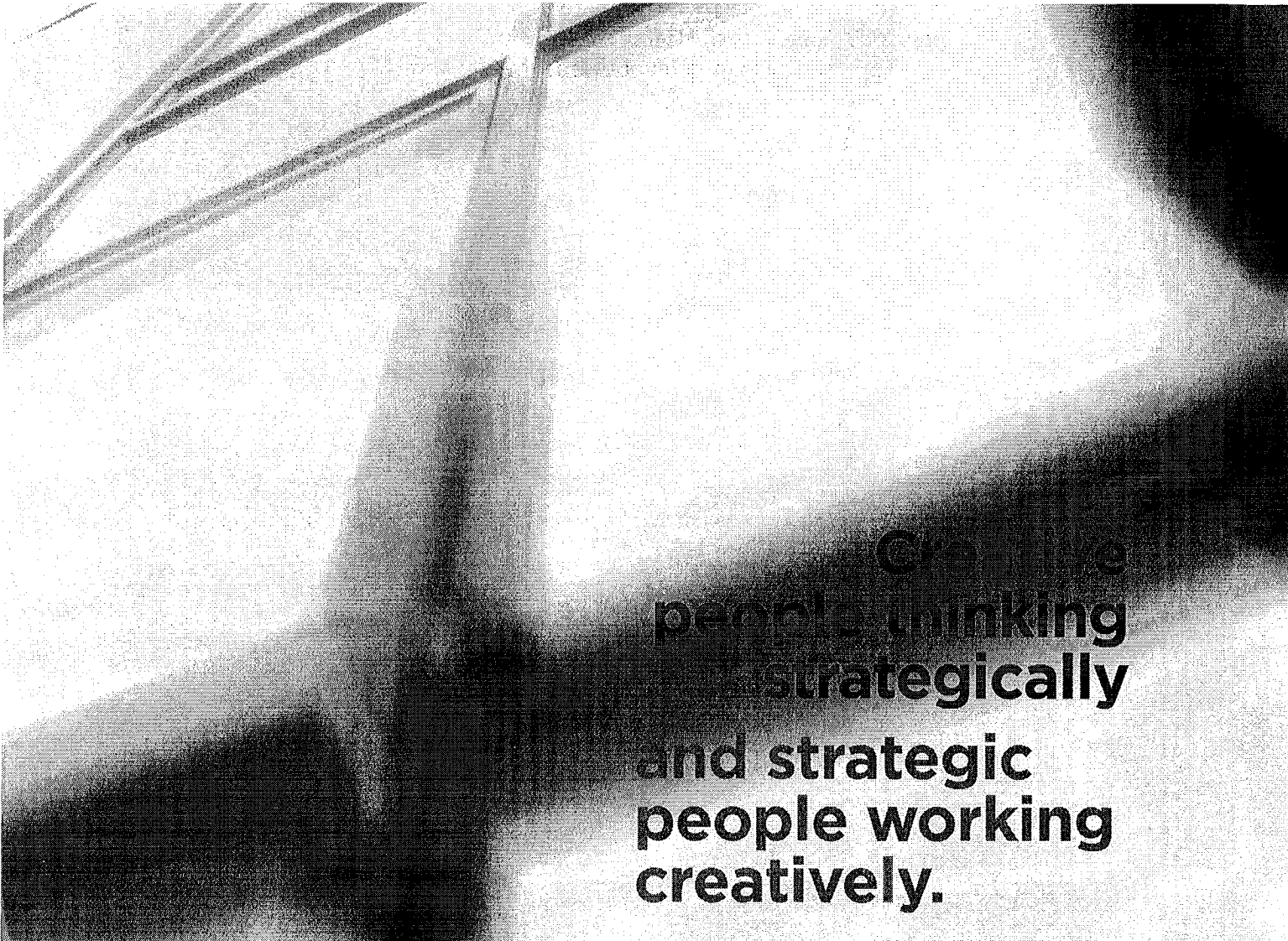
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<i>Project Name</i>	<i>Reference</i>	<i>Services Provided</i>	<i>Service Timeframe</i>
Red Cedar Redevelopment Lansing MI	Christopher Stralkowski Exec Project Manager Ferguson Development 219.898.6667 cstralkowski@outlook.com	Incentive Structuring Community Outreach Public Facilitation Financing Support Redevelopment Approach Project Coordination	2015 - Today
White Oak Place East Lansing MI	Joe Goodsir Owner Community Resource Management Company 517.285.9999 joe@crmc1.com	Incentive Structuring Financial Analysis Public Facilitation Environmental Support Redevelopment Approach Constructability Support	2015 - Today
Midtown Redevelopment Detroit MI	Kenny Koza Vice President Group 10 Management 248.855.2100 kkoza@group10.net	Incentive Structuring Community Outreach Public Facilitation Financing Support Redevelopment Approach Project Packaging	2016 - Today
Founders Landing Marquette MI	Barry Polzin Managing Member The Landing Development Group 906.226.8661 bpolzin@bjparchitects.com	Incentive Structuring Community Outreach Public Facilitation Financing Support Redevelopment Approach Constructability Support	2015 - Today
Uptown Development Traverse City MI	Jean Derenzy Deputy Director Dpt. of Planning & Develop. Grand Traverse County 231.922.4513 jderenzy@co.grand-traverse.mi.us	Incentive Structuring Agency Facilitation Public Facilitation Financing Support Redevelopment Approach Project Coordination Constructability Support	2014 - 2015
The Residences & The St. Anne East Lansing MI	Tim Dempsey Director of Planning & Develop. City of East Lansing 517.337.1731 tdempsey@cityofeastlansing.com	Incentive Structuring Agency Coordination Redevelopment Approach Project Coordination Constructability Support	2012 - 2014

ADVANCED REDEVELOPMENT SOLUTIONS **Eric P. Helzer, EDFP, Principal**

Phone : 517.648.2434 | Email : AdvancedRedevelopmentSolutions@outlook.com | 2017.08.10



**Creative
people thinking
strategically
and strategic
people working
creatively.**

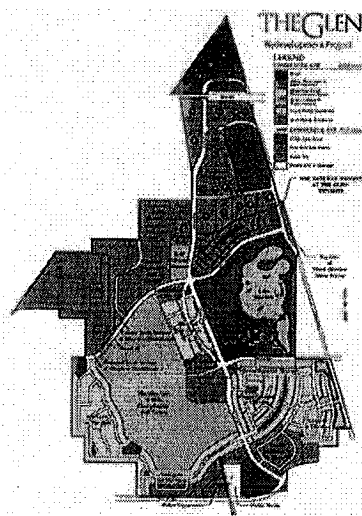
OUR STORY: INNOVATION

Our firm has continued to innovate for more than half a century. We have gained considerable wisdom over those years and seen remarkable growth with offices in Michigan and North Carolina and active work in the 48 contiguous states. With 200+ professionals and a full range of expertise, Progressive AE is leading the way in thought leadership and innovative design.

One thing we know is each client faces one-of-a-kind needs that must be met, while keeping the future in mind. This is exciting to us. No challenge is too great, thanks to our comprehensive range of services.

Whatever discipline is required, we have subject matter experts on hand to find the right solution. Our areas of expertise include:

- Architecture
- Design-build
- Engineering
- Interior Design and Procurement
- Landscape Architecture and Urban Planning
- Planning and Consulting
- Water Resources



PROJECT INFORMATION

Project Name: Glenview Naval Air Station/The Glen Redevelopment

Project Start & End Date: 1994 – Ongoing

Street/Location: ---

City: Glenview, Illinois

Land Use Mix: Residential/Commercial/Government

Acreage: 1,200 Acres

Height of Building: Various

Comparable Public/Private Partnership Description: ---

Financing Type: NA

Financial Incentives provided by a Public Agency: Multiple, Including U.S. Department of Defense BRAC Funding

Tracy Cross & Associates, Inc. provides *ongoing* feasibility and consulting services to the Village of Glenview and The Glen redevelopment team. In 1994, Cross was engaged to provide representatives of the U.S. Department of the Navy, the Village of Glenview and their land planning and architectural team with a comprehensive market analysis to ascertain the *highest and best* residential redevelopment opportunities within the former 1,200-acre Glenview Naval Air Station in Glenview, Illinois. Integral to the base realignment plan was the preservation and adaptive re-use of the Naval Air Station's historic *Hanger One*. Addressing all forms of housing including conventional family-oriented single family detached, attached for sale, rental apartment, age-qualifying senior housing, and mixed-use for sale and rental residential alternatives within the planned Town Center, our analysis and product development guidelines served as the foundation for land planning and architectural design development. Cross continues to consult the Village of Glenview on a variety of development initiatives, including analysis of residual acreage within The Glen, as well as related development potentials in the Village proper.

The Glen stands today as the hallmark of the Defense Department's base realignment process, representing one of the most successful projects undertaken. The Glen is home to more than 5,000 residents, 1,600+ housing units, and 1,150,000 square feet of retail shops and entertainment venues, a 54-acre lake, boardwalk, boathouse, gardens, parks and athletic fields, community-based schools, the Kohl's Children's Museum, along with more than 1.0 million square feet of office space.

REFERENCES

Don Owen, Interim Village Manager
Village of Glenview
2500 East Lake Avenue
Glenview, IL 60026
Phone: 847-904-4370
dowen@glenview.il.us





PROJECT INFORMATION

Project Name: Hahn Street Redevelopment Initiative

Project Start & End Date: 2013 – Ongoing

Street/Location: Hahn Street/York Road

City: Elmhurst, Illinois

Land Use Mix: Residential/Commercial/Hospitality

Acreage: 137,000 Sq. Ft. City-Owned Parcels

Height of Building: Various

Comparable Public/Private Partnership Description: ---

Financing Type: NA

Financial Incentives provided by a Public Agency: City of Elmhurst TIF District Funds

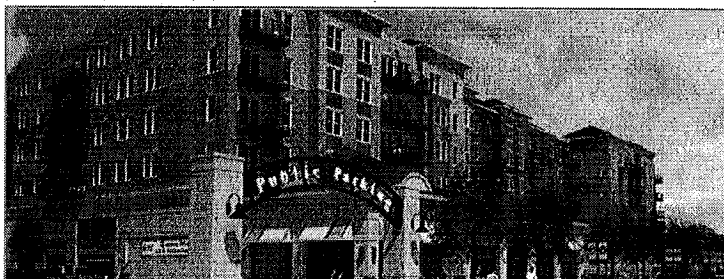
At the request of the City of Elmhurst, Tracy Cross & Associates, Inc. evaluated the potential and associated demand for a full and adequate continuum of office, hospitality, retail, and residential development options within the Hahn Street Redevelopment Area of downtown Elmhurst, Illinois. Our objective was to provide the City of Elmhurst and associated business and community development groups with a full understanding of relevant economic and competitive market trends as they may impact existing and future development initiatives applied to approximately 137,000 square feet of City-owned parcels slated for redevelopment. This analysis was intended for use by governing agencies as the basis for future planning, policy and implementation decisions.

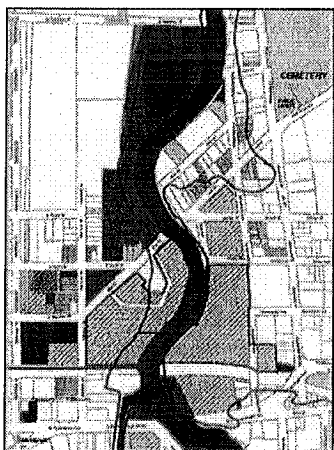
Our analysis resulted in the submission of alternative land use and design strategies which represented the most appropriate category/product mix of redevelopment initiatives in concert with the established 2009 City of Elmhurst Comprehensive Plan, the 2006 City of Elmhurst Downtown Plan, the TIF 1 Redevelopment Plan, and the North York TIF Plan (draft) and potential land development schedules.

As a result of this analysis, the initial phase of development includes the 192-unit Elmhurst 255 mixed-use apartment community currently in lease-up.

REFERENCES

Mr. Michael D. Kopp, Assistant City Manager
City of Elmhurst
209 North York Street
Elmhurst, IL 60126
Phone: 630-530-3769
mike.kopp@elmhurst.org





PROJECT INFORMATION

Project Name: Arcadia Commons West/Rivers Edge

Project Start & End Date: June 2011 – Ongoing

Street/Location: ---

City: Kalamazoo, Michigan

Land Use Mix: Residential/Historic Adaptive Use/Commercial/Education

Acreage: Multiple/Urban Redevelopment

Height of Building: Various

Comparable Public/Private Partnership Description: Downtown Kalamazoo, Inc.; Kalamazoo Land Bank/Brownfield Authority; Western Michigan University Foundation

Financing Type: NA

Financial Incentives provided by a Public Agency: Local Initiatives Support Corp. (LISC)

Tracy Cross & Associates provided the City of Kalamazoo and associated business and community development groups with a comprehensive understanding of economic, demographic and competitive market conditions in order to provide detailed guidelines to attract and sustain high quality residential and mixed-use investment in downtown Kalamazoo's Arcadia Commons West (ACW) and Rivers Edge development areas.

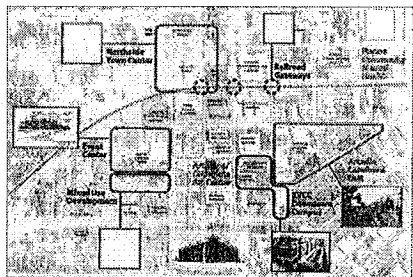
Our assessment entailed a comprehensive analysis of potential residential development forms, including various detached and attached for sale, rental apartment, student housing, mid- to high-density mixed-use, as well as adaptive re-use for their respective adaptability. As a part of this analysis Cross addressed areas of specific concern vis-à-vis connectivity and cohesiveness with other downtown districts; the campuses of Western Michigan University, Kalamazoo College and Kalamazoo Valley Community College; suitability of affordable workforce housing, the potential for preservation and re-use of historic buildings; and the potential for a post-5:00 p.m. environment.

Our firm provided development guidelines for a diverse mix of urban-oriented moderate-density for sale and for rent options which complement and enhance the community aesthetics of the surrounding neighborhoods, expand housing options to appeal across a broad range of multi-generational consumer segments, and enhance the lifestyle orientation of the overall area, along with attractive urban streetscapes, landscaped promenades, and distinctive architecture to create a "community within a community".

Our analysis of the Arcadia Commons West/Rivers Edge area has led to a number of developer/builder submissions to the city which will likely foster new construction in areas that have been dormant for over 20 years.

REFERENCES

Jeff Chamberlain, Deputy City Manager/Strategic Planning & Administration
City of Kalamazoo
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone: 269-337-8044
chamberlainj@kalamazoocity.org





It's how WE WORK

Performance-based Design helps reveal your future and inform our creative moves. And as we go forward, what was once an idea becomes a reality.

OUR INSPIRATION: YOU

Perhaps even more important than "what" we do is "why" we do it. The answer is simple: your success matters to us.

We predicate our recommendations on the vision you aspire to achieve. We employ certain measures, as well as design and validation checkpoints throughout your project. We assess organizational performance improvements once your company is operating in its transformed environment.

There is a powerful sense of fulfillment that comes from what we do. It is rewarding to celebrate our clients' achievements, and it's a privilege to know we were integral in the process.

OUR APPROACH: PROVEN

As your partner, we'll work with you to set an engagement strategy. To build a better understanding of your organization, we immerse ourselves in your culture, your vision and your changing needs. This enables us to develop a deep understanding of your operational activities and initiatives. There is nothing left to chance in this relationship, because we have a proven process for great results.

Our design process is unique. We call it Performance-based Design. It allows us to develop exceptional solutions for each of our clients, based on needs and aspirations.

Frame

Identify current conditions

Aspire

Imagine future success

Create

Discover conceptual direction

Integrate

Advance client aspirations

Validate

Measure performance

progressive|ae

OUR DRIVING FORCE: THOUGHT LEADERSHIP

As a community of professionals, we bring a diverse collection of skills and perspectives to the table. Unity and a collaborative outlook are championed at every level. Our leadership not only takes time to assess our strategic path, but actively engages in the work to share in our clients' collective successes.

We consider it a privilege to earn your trust, as we help you anticipate what lies ahead, prioritize resources, and chart a flexible course for ongoing success.

Thank you for your interest in Progressive AE. We look forward to discussing your needs.

CONTACT US

Charlotte Office

330 South Tryon Street #500 | Charlotte, NC 28202
phone 704.731.8080

Grand Rapids Office

1811 4 Mile Road NE | Grand Rapids, MI 49525
phone 616.361.2664

Muskegon Office

800 Ellis Road #144 | Muskegon, MI 49441
phone 231.799.4960

Meet our people

progressiveae.com/people

View our work

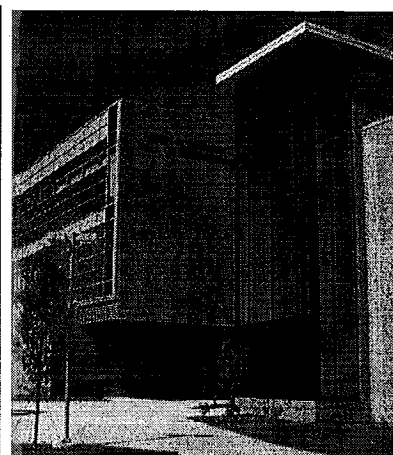
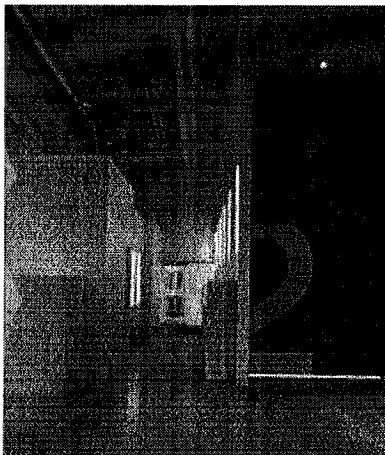
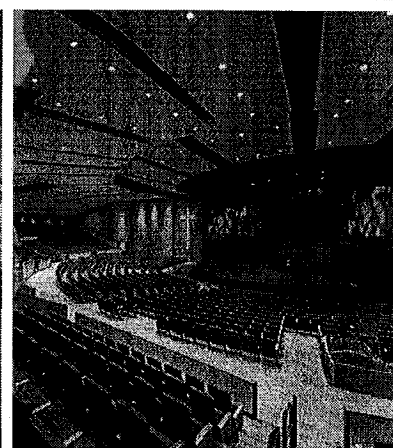
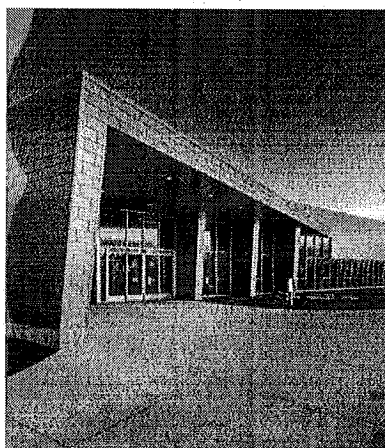
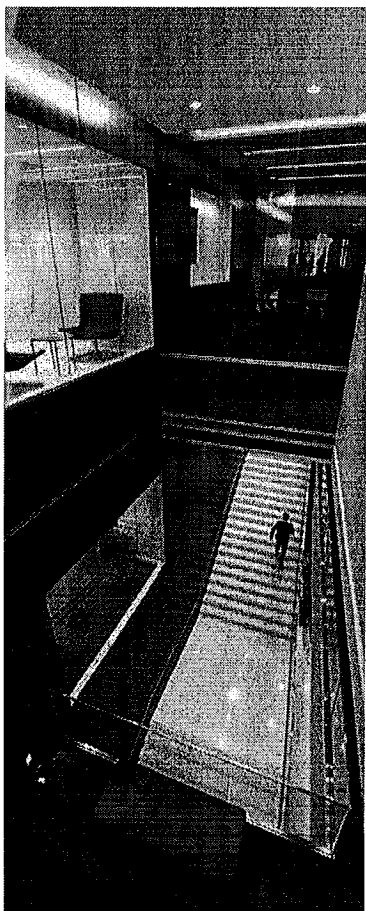
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LEED Expertise

When you're a recognized leader, you set the standard for others to follow. Progressive AE architects and engineers are passionate about designing high-performance "green" buildings that help clients realize economic benefits through higher productivity and lower operating costs; environmental protection by minimizing waste and pollution; and social equity by preserving the natural environment – the sustainable "triple bottom line."

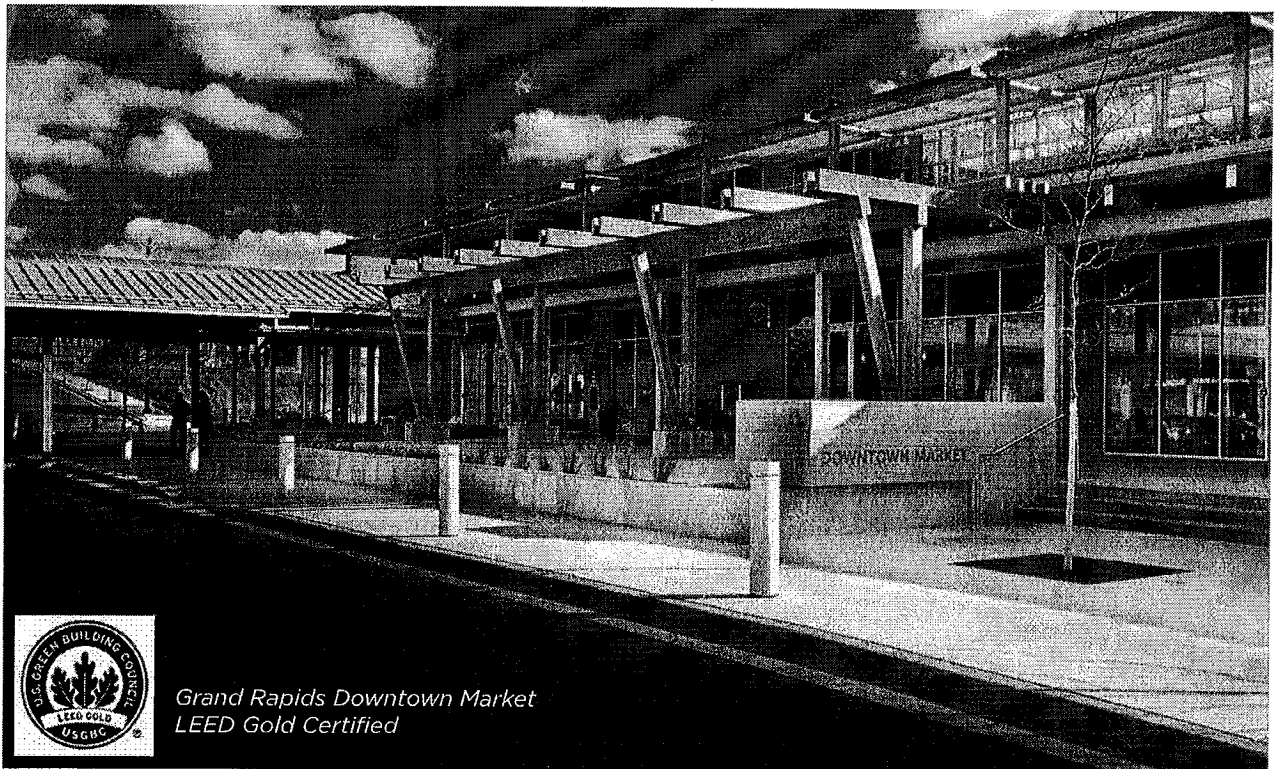
With LEED-accredited professionals across disciplines, we understand how to make your building, and the humans it supports, perform better. We literally helped write the book for the US Green Building Council's LEED green building rating system, and have designed more than 160 LEED® projects across many project types and levels of achievement, including Platinum. In fact, Progressive AE's own building was certified silver under the LEED for Existing Buildings Operation and Maintenance program. Not only does it put our money where our mouth is, it gives us deeper appreciation for the process by putting ourselves through the paces from the client perspective.

What's more, as leaders in our industry, we help clients identify initiatives that position themselves as leaders in their respected industries. With LEED-accredited professionals across disciplines, we understand how to make your building and your business perform better. Having designed more than 160 LEED® projects from a crossed all certification levels through Platinum, we have the expertise to meet your organization's sustainability objectives.

- American Cancer Society Hope Lodge, Grand Rapids, MI (Silver)
- Aquinas College Student Housing, Grand Rapids, MI (Certified)
- Aquinas College, Grace Hauenstein Library, Grand Rapids, MI (Silver)
- Blue Cross Blue Shield of Michigan, Grand Rapids, MI (Certified)
- Boys & Girls of Holland, New North Holland Facility, Holland, MI (Silver)
- Fortune 500 Financial Services prototype approval as part of the portfolio program – 126 Fortune 500 Financial Services branches certified under the portfolio program (Certified)
- Frederik Meijer Gardens, Building Addition, Grand Rapids, MI (Certified) (We provided civil engineering and landscape architecture services, the architect was Cox Medendorp and Olson)
- Girl Scouts of Michigan Trails, Camp Anna Behrens Greenville, MI (Certified)
- Goodwillie Environmental School (Forest Hills Public Schools), Grand Rapids, MI (Certified)
- Grand Rapids Art Museum, Grand Rapids, MI (Gold)
- Grand Rapids Community Foundation, Grand Rapids, MI (Silver)
- Grand Rapids Public Schools, Sibley Elementary School, Grand Rapids, MI (Certified)
- Grand Rapids Public Schools; Burton Elementary/Middle School, Grand Rapids, MI (Certified)
- Grand Rapids Public Schools; Harrison Park Elementary School, Grand Rapids, MI (Silver)
- Grand Valley State University, John C. Kennedy Hall of Engineering, Grand Rapids, MI (Certified)
- GVSU Addition to Mackinac Hall Academic Building, Allendale, MI (Silver)
- GVSU Lake Ontario Hall, Allendale, MI (Silver)
- GVSU Student Housing & Honors College 2008, Allendale, MI (Silver)
- Heart of City Health Center, Grand Rapids, MI (Certified)
- Kent County Human Services Complex, Grand Rapids, MI (Silver)
- Kent County Recycle Center, Grand Rapids, MI (Certified)
- Kent Intermediate School District, Pine Grove Learning Center, Grand Rapids, MI (Certified)
- Kresge Foundation, Building Addition for Offices (Platinum) (We provided civil engineering and landscape architecture services, the architect was Valerio DeWalt Train associates)
- Meijer, Inc. Retail Store, Birch Run, MI (Certified)
- Meijer, Inc., Retail Grocery Supercenter, Allen Park, MI (Silver)

- Michigan State University, Emmons Hall Renovation, East Lansing, MI (Certified)
- network180 Office Addition/Renovation, Grand Rapids, MI (Silver)
- Peter Martin Wege Theatre at the Meijer Royce Center for Dance for The Grand Rapids Ballet Company, Grand Rapids, MI (Certified)
- Progressive AE, Corporate Headquarters, Grand Rapids, MI (EB Silver)
- Smith Haughey Rice & Roegge Office Relocation, Grand Rapids, MI (Certified)
- Southwestern Michigan College Kairis Automotive Technology Expansion, Dowagiac, MI (Certified)
- Southwestern Michigan College Student Housing Phase 1, Dowagiac, MI (Certified)
- Southwestern Michigan College Student Housing, Phase 2, Dowagiac, MI (Certified)
- Southwestern Michigan College, Zollar Activity Center Addition, Dowagiac, MI (Certified)
- Spartan Stores YMCA, Wyoming, MI (Certified)
- Spectrum Health, Blodgett Campus Addition, East Grand Rapids, MI (Certified)
- Steelcase Inc., Showroom, Washington D.C. (Gold)
- Steelcase Inc., WorkLab™, Grand Rapids, MI (Platinum)
- The Rapid Central Station, Grand Rapids, MI (Certified)
- The Rapid Wealthy Operations Center, Grand Rapids, MI (Gold)
- University of North Florida, Osprey Fountains Student Housing, Jacksonville, FL (Silver)
- West Michigan Center for Arts and Technology (WMCAT), Grand Rapids, MI (Silver)
- West Ottawa North High School, Holland, MI (Certified)

LEED Project Total: 168



DeVos Place and Performance Hall

Grand Rapids, MI

Size

1,037,905 square feet

Services

Architecture, mechanical, electrical and structural engineering

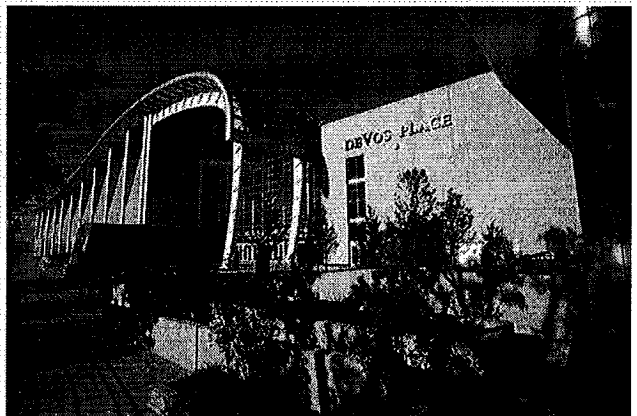
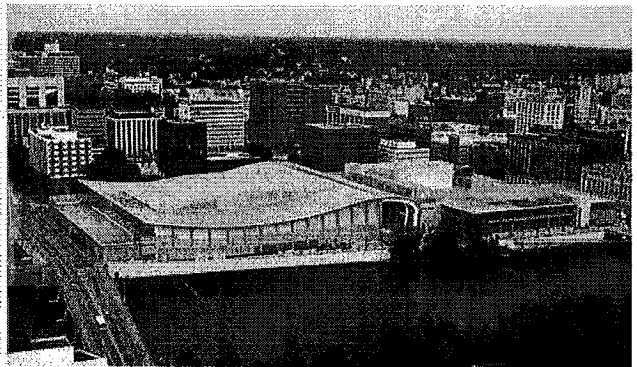
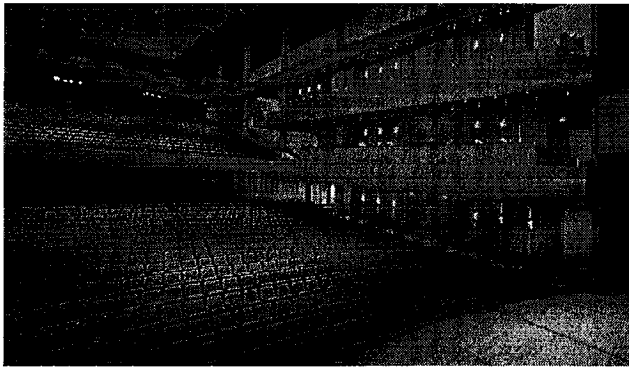
Completion

2004

Cost

\$213,000,000

The expansion and renovation of the Grand Center into DeVos Place creates a state-of-the-art convention and exhibition facility that will meet the needs of major users, now and into the future. Function spaces are enlarged and reorganized to increase convenience and ease of use for both the public and the exhibitor. The major components of the project are 160,000 square foot column-free Exhibit Hall (360 foot clear-span), a 40,000 square foot sub-divisible Ballroom, 35,000 square feet of flexible meeting rooms in a variety of sizes, and a 675 space parking garage. The key space within DeVos Place is the 450' long by 80' high sky lit Grand Gallery, a pre-function space which links Monroe Avenue to the Grand River. Integral within DeVos Place design is DeVos Performance Hall, for which a new signature lobby was made. The one million square foot convention facility integrates the heritage of downtown Grand Rapids with a new and memorable architectural experience sited carefully on a quality urban riverfront. Progressive AE holds the Prime Contract and is Architect/Engineer of Record. We have partnered on the design of convention center with Ellerbe Becket of Minneapolis.



DeVos Hotel

Grand Rapids, MI

Size

325,000 square feet

Services

Full Service

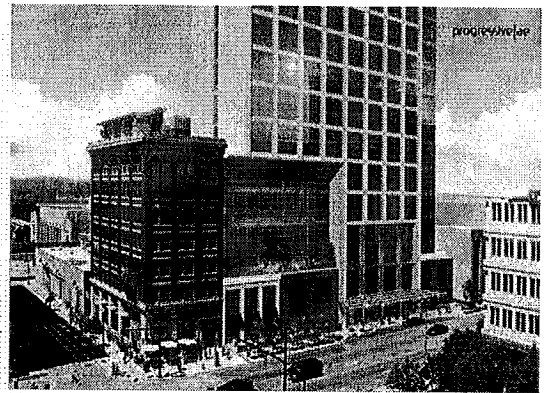
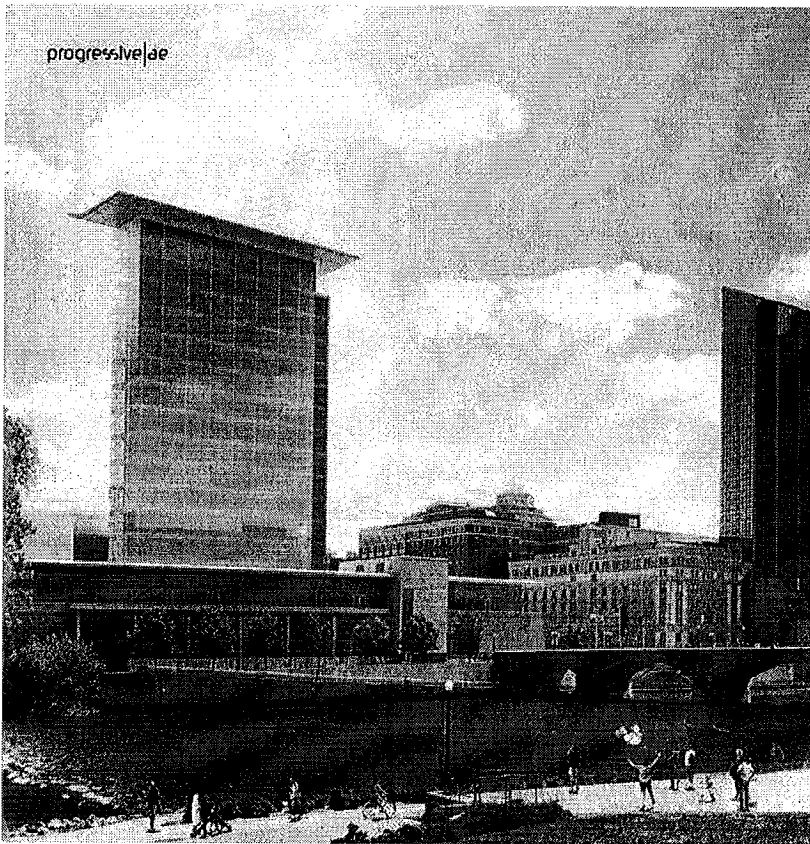
Completion

TBD

Cost

\$110,000,000

The key components to this 400 room, full service hotel located in the heart of downtown Grand Rapids includes hotel amenities and support, street level entrance, valet, restaurant and retail space. The goals for this project is to not only generate revenue for the DeVos Convention Center, but also improve Monroe Avenue and create an urban corridor destination for the community and guests of the city.



Michigan State University Brody Hall Renovation

East Lansing, MI

Completion

Upper level - 2010

Lower level - 2011

Cost

\$20,000,000

Services

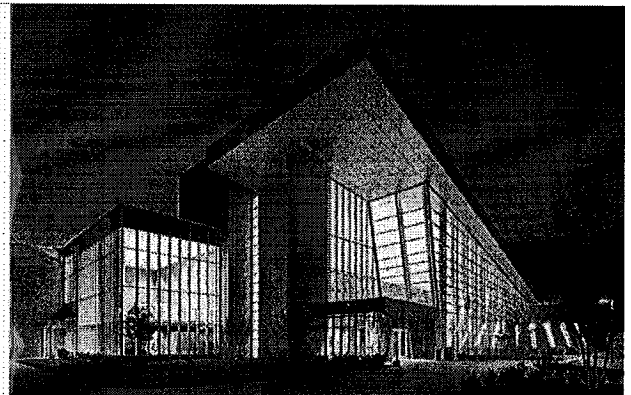
Site/landscape design, architecture, engineering, interior design, food service consultant coordination

Size

120,000 square foot renovation

12,000 square foot addition

- Provides dining for 2,400 students in six surrounding residence halls
- Renovations include enhancement of life safety, upgrades of major plumbing, mechanical, electrical systems, addition of fire suppression and air conditioning; one large auditorium, four classrooms, computer lab, offices for faculty, student services, facilities and housing staff
- Nine food venues available on upper level, with cafe and convenience store on lower level
- Largest university dining facility in US



Blue Water Area Convention Center

Port Huron, MI

Size

35,000 square foot

Completion

2015

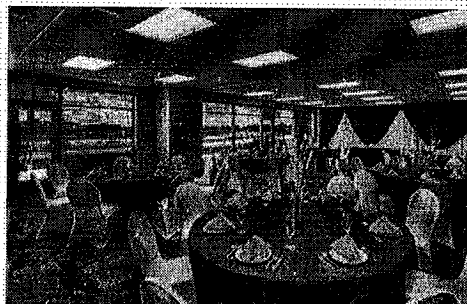
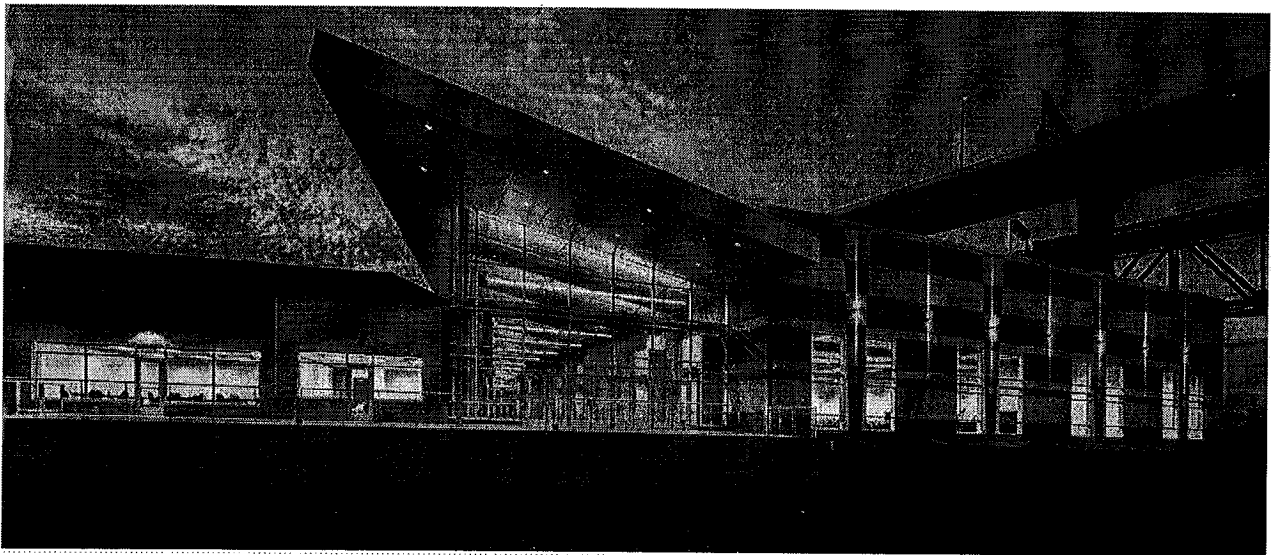
Cost

\$6,000,000

Services

Architectural, mechanical, electrical, and structural engineering

The Blue Water Convention Center in Port Huron, MI, features state-of-the-art meeting and event space alongside the beautiful St. Clair River and impressive Blue Water Bridge. The center's design takes advantage of its unique location and spectacular views. Meeting and event rooms feature floor-to-ceiling windows to maximize daylighting and provide for a natural and scenic backdrop. The highlight of the center is a flexible 20,000-square-foot ballroom that can meet the needs of almost any event. An exterior riverside patio provides guests the opportunity to further enjoy the center's unique location and views.



Pages 115 – 118

Redaction of Current Projects

University of North Florida Osprey Fountains Student Housing

Jacksonville, FL

Size

370,924 square feet

Cost

\$80,000,000

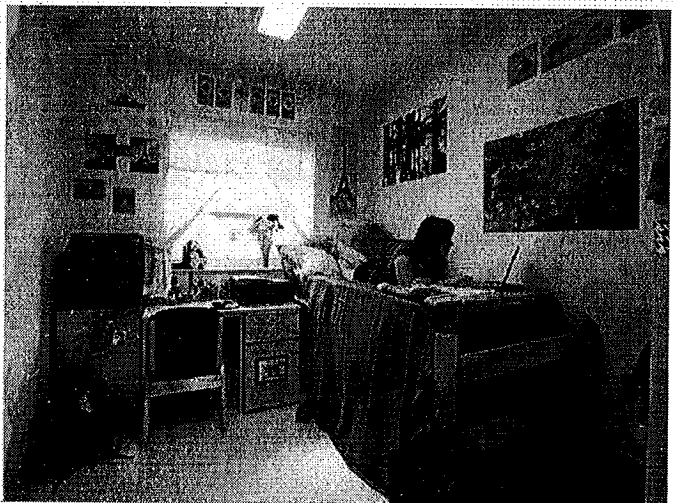
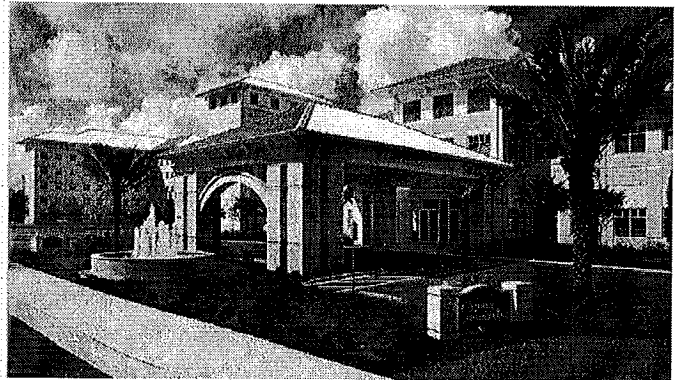
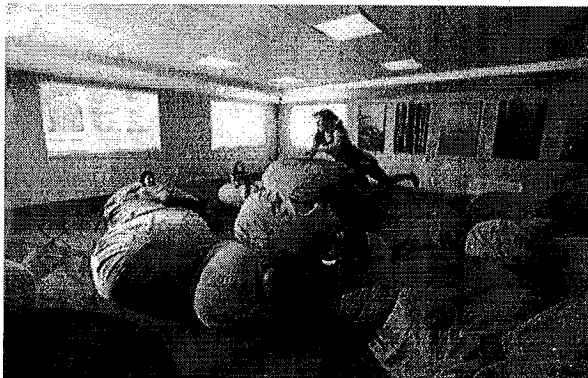
Completion

2009

Services

Architectural design, interior design

The facility was arranged in both four and six bedroom, two bath suites, with 20 resident assistant rooms, 20 private units, two area coordinator apartments, two staff apartments, one model unit, student support spaces including a convenience store, laundry facilities, common lounges and kitchens, game room, exercise rooms, themed lounges, study areas, and related program spaces. Site development includes a new roadway of approximately 3,500 linear feet with lighting, bike lanes, sidewalks, storm drainage, retention ponds, parking lots for 1,000 cars with lighting, landscaping and sidewalks, as well as a 20' wide pedestrian walkway bridge extending 1,000 linear feet across wetlands leading to the main campus. The main design challenge associated with this project was fitting over 1,000 student housing beds on a very narrow piece of land separated from the main campus by a 1,000 foot long wetland. Additionally, the building had to be designed to adhere to strict Florida hurricane requirements. The design solution was to create a five-story building that was constructed of tilt-up concrete panels.



Frederik Meijer Gardens & Sculpture Park

Overall Site Development

Grand Rapids, MI

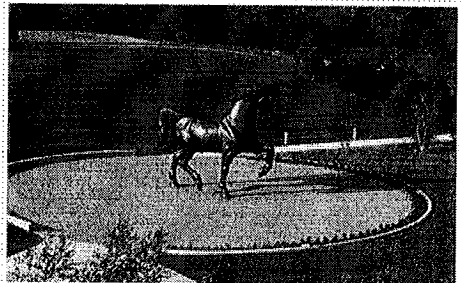
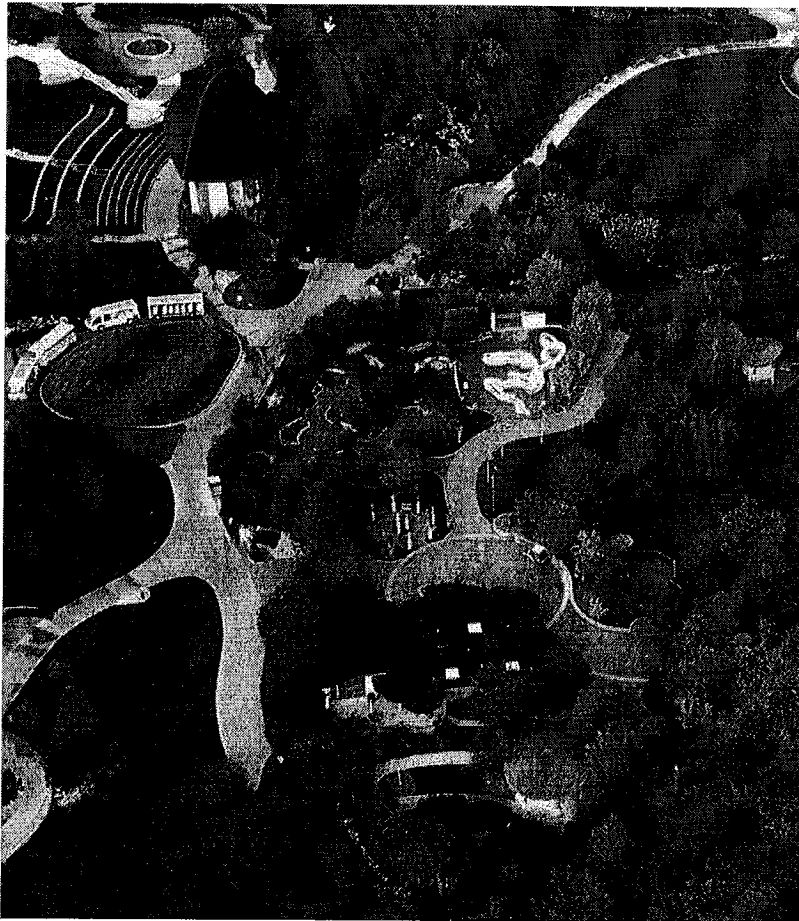
Size

110 acres

Services

Site master planning, landscape architecture, architecture, and civil engineering

- 20-year ongoing partnership to master plan and expand world class garden
- Incorporate specialty gardens and sculpture into 110-acre site
- Infrastructure design for utilities and stormwater
- Circulation design for drives, parking, and pathways
- Low impact design with rain gardens/existing wetlands
- 2,000 seat amphitheater with emphasis on barrier-free design
- Infrastructure and site design assistance with natural landscape designer and Japanese architect for new Japanese Gardens



Pages 121 – 124

Redaction of Current Projects

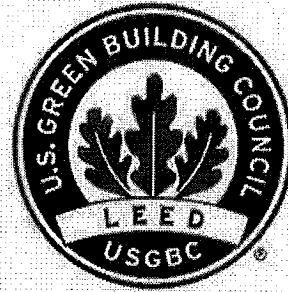
Appendix 4 Environmental Sustainability



Westpac Community Environmental Sustainability & LEED

Related WestPac's vision for Snowmass Village includes a sustainability approach that goes beyond the built environment. The master plan creates a walkable Village with efficiently designed buildings tied into central facilities; all developed with cleaner construction practices. These efforts continue long into the future and affect all aspects of the operational processes.

Snowmass Village, when completed, will consist of three distinct interconnected neighborhoods in which guests and residents can walk, bike or ride a gondola from their home to the ski slopes, biking trails, restaurants, shops, groceries and wide variety of other amenities. Each neighborhood will be certified by the US Green Building Council's LEED for Neighborhood Development as representative of environmental-conscious and pedestrian-oriented "smart growth" design. Guests and residents can navigate the entire Village without the use of a car.



Base Village development is well underway with several buildings already completed, and several more under construction, and the remaining well into design. All of these buildings, with the exception of the first few constructed before Related WestPac acquired the development, will be LEED certified—including the Five-Star The Little Nell Residences at Snowmass. The Viceroy Snowmass is anticipated to achieve the rigorous LEED Silver rating.

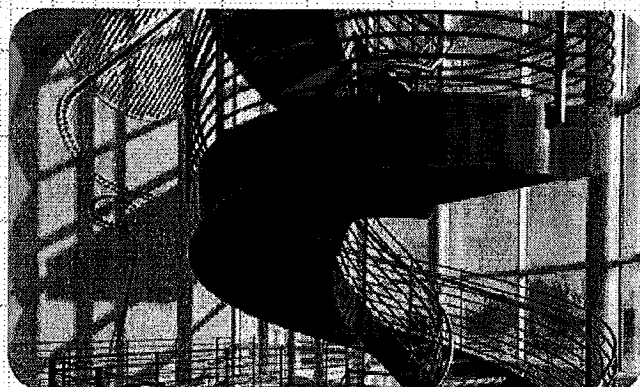
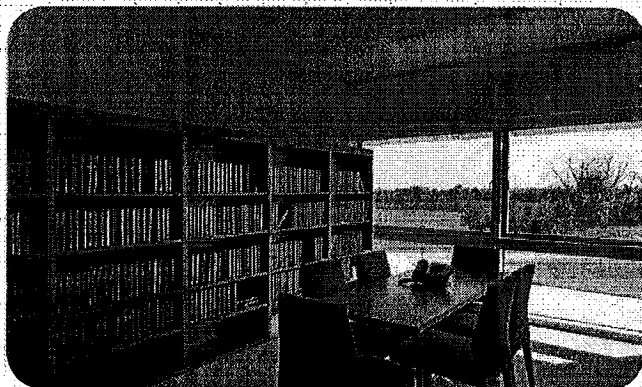
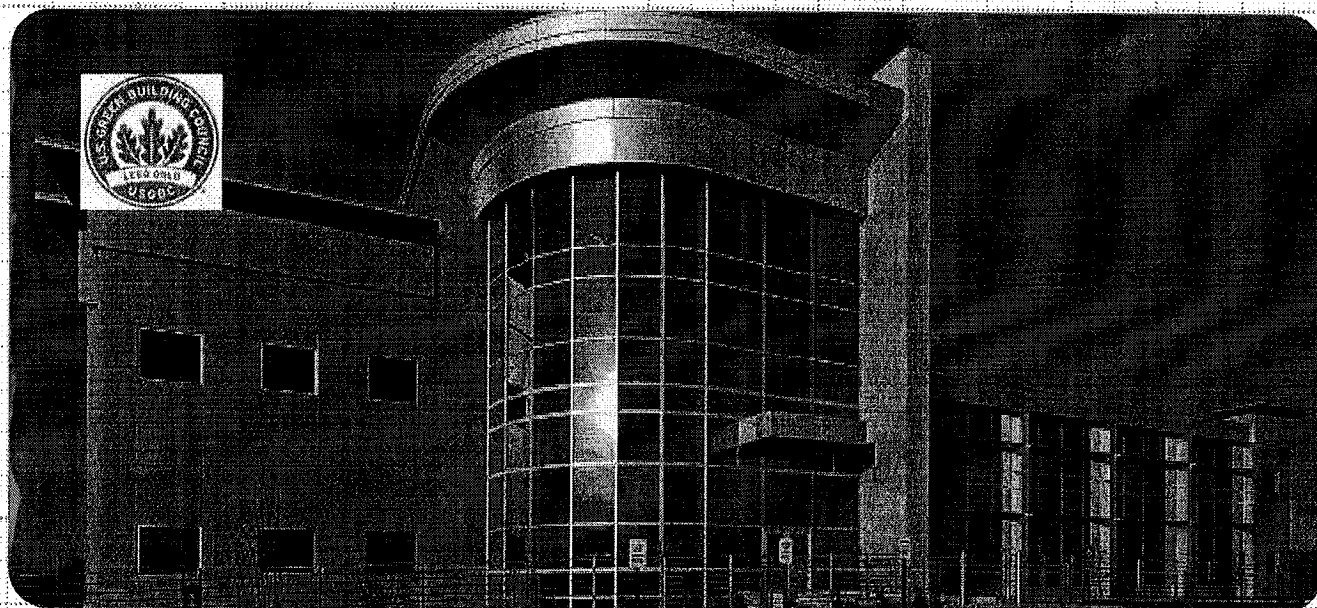
Each building will be constructed of the highest quality building products and materials, selected for durability and maintainability, as well as aesthetics. Related WestPac is also realizing a goal to use materials with a cumulative total recycled content of 20%. One example of a product with recycled content is the building's drywall (also called gypsum wallboard), a component of the buildings' interior walls. The drywall contains material comprised of crushed drywall scrap recovered from construction sites including Base Village. In fact, Related WestPac developed a recycling program with American Gypsum, a drywall manufacturer, to take the scrap pieces of drywall from our jobsites to supply their manufacturing plant in nearby Gypsum, Colorado, for reconstitution into new drywall.

Other healthy and environmental attributes of the properties include the following:

- To provide as healthy indoor air quality as may be found outdoors in the mountains, "low emitting" finishes were used throughout, including, but not limited to paints, sealants, coatings, finishes and carpeting. These "low emitting" materials give off very little odor and air pollutants.
- Natural daylight, access to views and natural ventilation were all priorities for the buildings designs. Natural daylight and ventilation are pleasant for residents, but also reduce the use of artificial lighting and mechanical cooling units.
- The development's heating, cooling and lighting systems were designed and installed under the watchful eye of an independent third party commissioning engineer, and will be rigorously tested by the same before the building is considered completed. This commissioning process ensures a smooth building start up and energy efficient operation.
- With water conservation being a preeminent concern for Colorado, each residence's plumbing fixtures have been carefully

selected for water use and pressure, as well as aesthetics.

- The landscape utilizes native plants that support local biodiversity, are inherently resistant to local pests and require little extra watering than local rain fall.
- Related WestPac's attention to community well-being and environmental protection extends outward beyond the construction footprint as well. For example, to suppress dust levels and protect the local creek adjacent to the project from sedimentation, Related WestPac has been running a street sweeper around town every day construction takes place. The sweeper runs on biodiesel fuel to keep air pollution to a minimum and reduce oil use.
- Related WestPac has also run a dedicated daily bus service for all the construction labor from the main highway corridor (highway 82) to the Base Village jobsite. This bus service eliminates the car trips of up to 300 workers a day from the town to the Village, preventing local air pollution, unnecessary fuel expense on the part of the labor force, and congestion for the existing community residents.

Port Office Regional Commerce Center**SHREVEPORT, LA****PROJECT TYPE:****OFFICE****PROJECT COST:****\$9.7 MILLION****PROJECT SIZE:****36,000 SF****COMPLETED:****DECEMBER 2010****OWNER**

Caddo-Bossier Port Commission

10397 LA Highway 1

Shreveport, LA 71115

Eric England

ARCHITECT

Kevin Bryan Architects LLC

9045 Ellerbe Road

Shreveport, LA 71106

CONTRACT TYPE

Fixed Bid

PERSONNEL**LEED® Project Manager:**

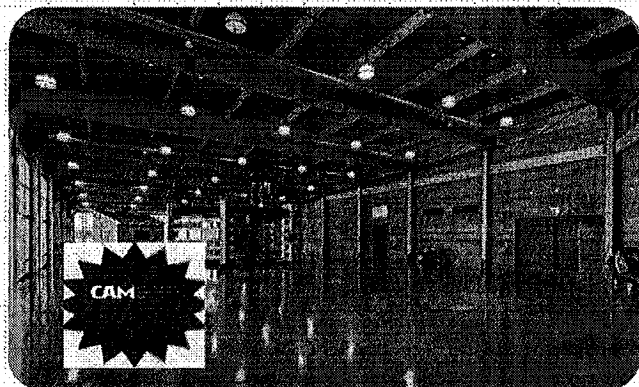
Ryan Roberts

LEED® Project Superintendent:

Tom Smith

Agro-Culture Liquid Fertilizers

ST. JOHNS, MI

**PROJECT TYPE:****CORPORATE
HEADQUARTERS****PROJECT COST:****\$21 MILLION****PROJECT SIZE:****59,740 SF****COMPLETED:****JUNE 2013****OWNER**

Bancroft Performance
Investments, LLC
3055 W. M-21
St. Johns, MI 48879
Nick Bancroft: 800.678.9029

ARCHITECT

Robbs + Black Architects
117 E. Allegan Street
Lansing, MI 48933
517-484-4870

CONTRACT TYPE

Design/Build

PERSONNEL

Sr. Project Manager:
Matt Getchell

Project Manager:
Joe Haupt

Project Superintendent:
Jeff Vandenburg

Delta Township Library

DELTA TOWNSHIP, MI



PROJECT TYPE:
LIBRARY

PROJECT COST:
\$7.5 MILLION

PROJECT SIZE:
30,000 SF

COMPLETED:
JUNE 2008

OWNER

Delta Township
7710 West Saginaw Hwy.
Delta Township, MI 48917
Richard Watkins, 517.323.8590

ARCHITECT

Fishbeck, Thompson, Carr & Huber
1515 Arboretum Drive
Grand Rapids, MI 49546
800.459.3824

CONTRACT TYPE

Construction Management

PERSONNEL

Project Representative

Steve Oppen

Project Superintendent:

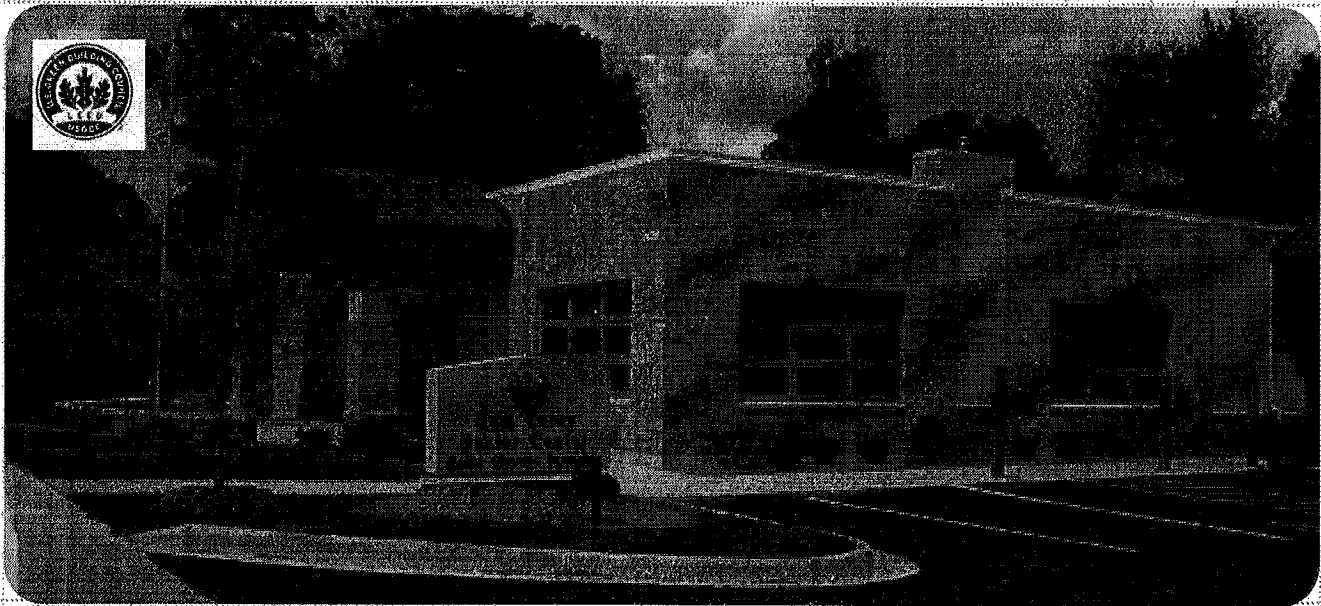
Scott Mason

AWARDS:

LEED Silver

Delhi Township Senior Center

HOLT, MI

**PROJECT TYPE:**
MUNICIPAL**PROJECT COST:**
\$1.77 MILLION**PROJECT SIZE:**
7,800 SF**COMPLETED:**
MAY 2009**OWNER**

Delhi Township
2045 N. Cedar Street, Suite 2
Holt, MI 48842
Al McFadyen, 517.699.3866

ARCHITECT

Keystone Design Group
1120 Keystone Avenue
Lansing, MI 48911
Al Ludwig, 517.394.3800

CONTRACT TYPE

Construction Management

PERSONNEL**Project Manager:**

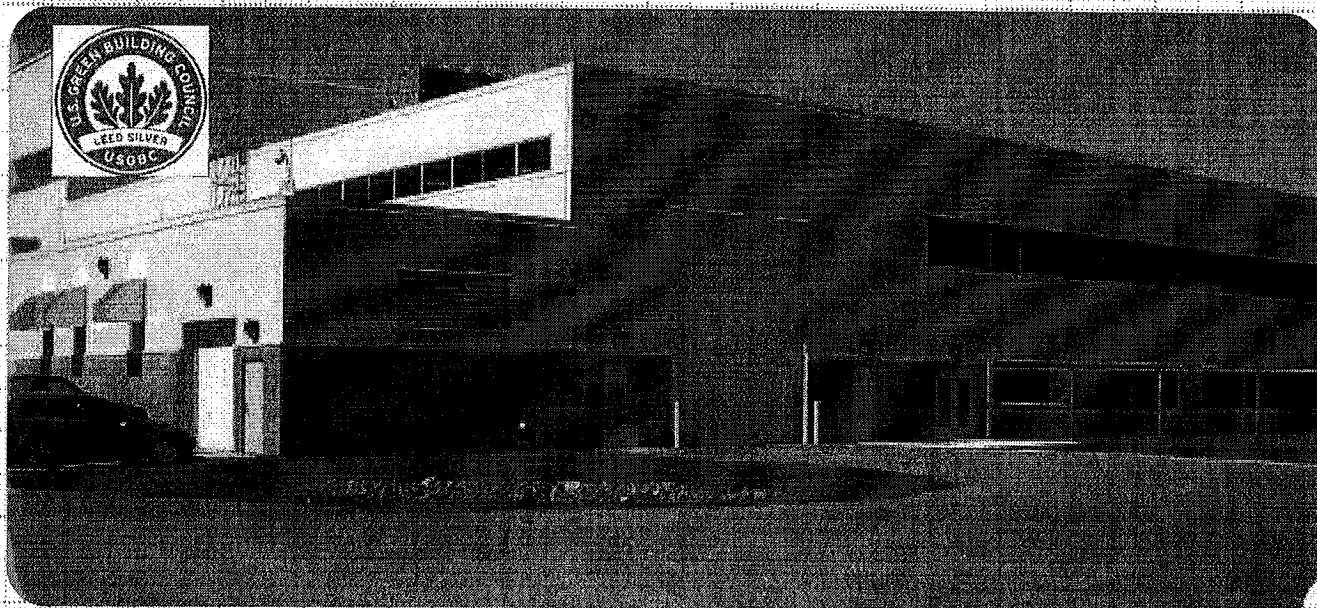
Damian Starr

Project Superintendent:

Mark VanDeventer

Awards:

LEED Building

MANUFACTURING**Bombardier Aerospace C Series Ciasta****MONTREAL, QUEBEC****PROJECT TYPE:
COCKPIT SIMULATOR****PROJECT COST:
\$11.3 MILLION****PROJECT SIZE:
40,000 SF****COMPLETED:
MARCH 2010****OWNER**

Bombardier Aerospace
400 Cote-Vertu Boulevard West Dorval,
Quebec H4S1Y9 Rachel Nijssen

ENGINEER

Chafari Associates 17101 Michigan
Avenue Dearborn, MI 48126 Larry
Bechard

CONTRACT TYPE

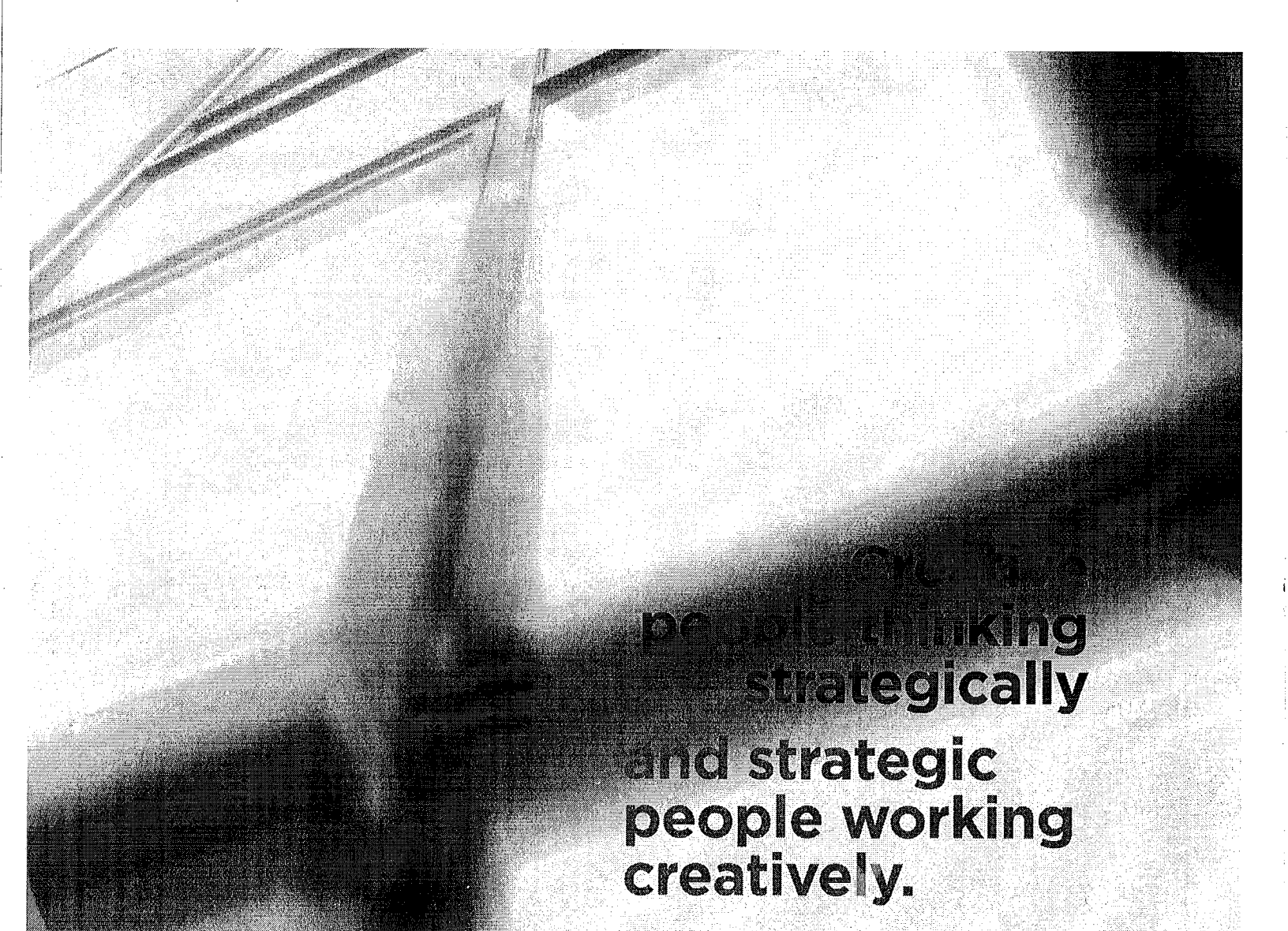
Construction Management

PERSONNEL**Project Managers:**

Jerry Kirkland and Dennis
Anderson

Project Superintendent:

Don Jardine



**creative
people thinking
strategically
and strategic
people working
creatively.**

OUR STORY: INNOVATION

Our firm has continued to innovate for more than half a century. We have gained considerable wisdom over those years and seen remarkable growth with offices in Michigan and North Carolina and active work in the 48 contiguous states. With 200+ professionals and a full range of expertise, Progressive AE is leading the way in thought leadership and innovative design.

One thing we know is each client faces one-of-a-kind needs that must be met, while keeping the future in mind. This is exciting to us. No challenge is too great, thanks to our comprehensive range of services.

Whatever discipline is required, we have subject matter experts on hand to find the right solution. Our areas of expertise include:

- Architecture
- Design-build
- Engineering
- Interior Design and Procurement
- Landscape Architecture and Urban Planning
- Planning and Consulting
- Water Resources



It's how WE WORK

Performance-based Design helps reveal your future and inform our creative moves. And as we go forward, what was once an idea becomes a reality.

OUR INSPIRATION: YOU

Perhaps even more important than "what" we do is "why" we do it. The answer is simple: your success matters to us.

We predicate our recommendations on the vision you aspire to achieve. We employ certain measures, as well as design and validation checkpoints throughout your project. We assess organizational performance improvements once your company is operating in its transformed environment.

There is a powerful sense of fulfillment that comes from what we do. It is rewarding to celebrate our clients' achievements, and it's a privilege to know we were integral in the process.

OUR APPROACH: PROVEN

As your partner, we'll work with you to set an engagement strategy. To build a better understanding of your organization, we immerse ourselves in your culture, your vision and your changing needs. This enables us to develop a deep understanding of your operational activities and initiatives. There is nothing left to chance in this relationship, because we have a proven process for great results.

Our design process is unique. We call it Performance-based Design. It allows us to develop exceptional solutions for each of our clients, based on needs and aspirations.

Frame

Identify current conditions

Aspire

Imagine future success

Create

Discover conceptual direction

Integrate

Advance client aspirations

Validate

Measure performance

progressive|ae

OUR DRIVING FORCE: THOUGHT LEADERSHIP

As a community of professionals, we bring a diverse collection of skills and perspectives to the table. Unity and a collaborative outlook are championed at every level. Our leadership not only takes time to assess our strategic path, but actively engages in the work to share in our clients' collective successes.

We consider it a privilege to earn your trust, as we help you anticipate what lies ahead, prioritize resources, and chart a flexible course for ongoing success.

Thank you for your interest in Progressive AE.
We look forward to discussing your needs.

CONTACT US

Charlotte Office

330 South Tryon Street #500 | Charlotte, NC 28202
phone 704.731.8080

Grand Rapids Office

1811 4 Mile Road NE | Grand Rapids, MI 49525
phone 616.361.2664

Muskegon Office

800 Ellis Road #144 | Muskegon, MI 49441
phone 231.799.4960

Meet our people

progressiveae.com/people

View our work

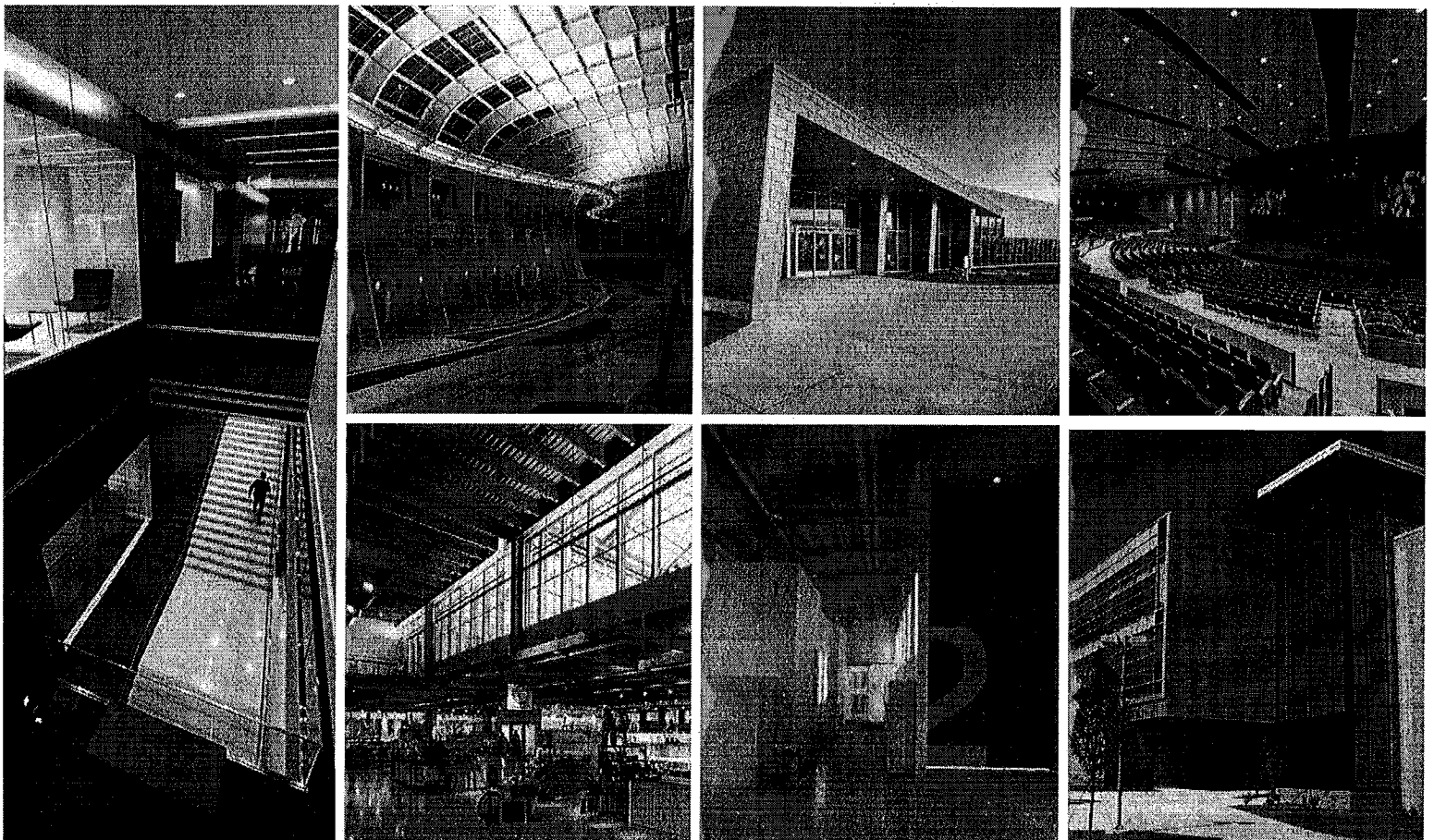
progressiveae.com/portfolio

Read our blog

progressiveae.com/strategic-insights

Watch our testimonials

progressiveae.com/testimonials



LEED Expertise

When you're a recognized leader, you set the standard for others to follow. Progressive AE architects and engineers are passionate about designing high-performance "green" buildings that help clients realize economic benefits through higher productivity and lower operating costs; environmental protection by minimizing waste and pollution; and social equity by preserving the natural environment – the sustainable "triple bottom line."

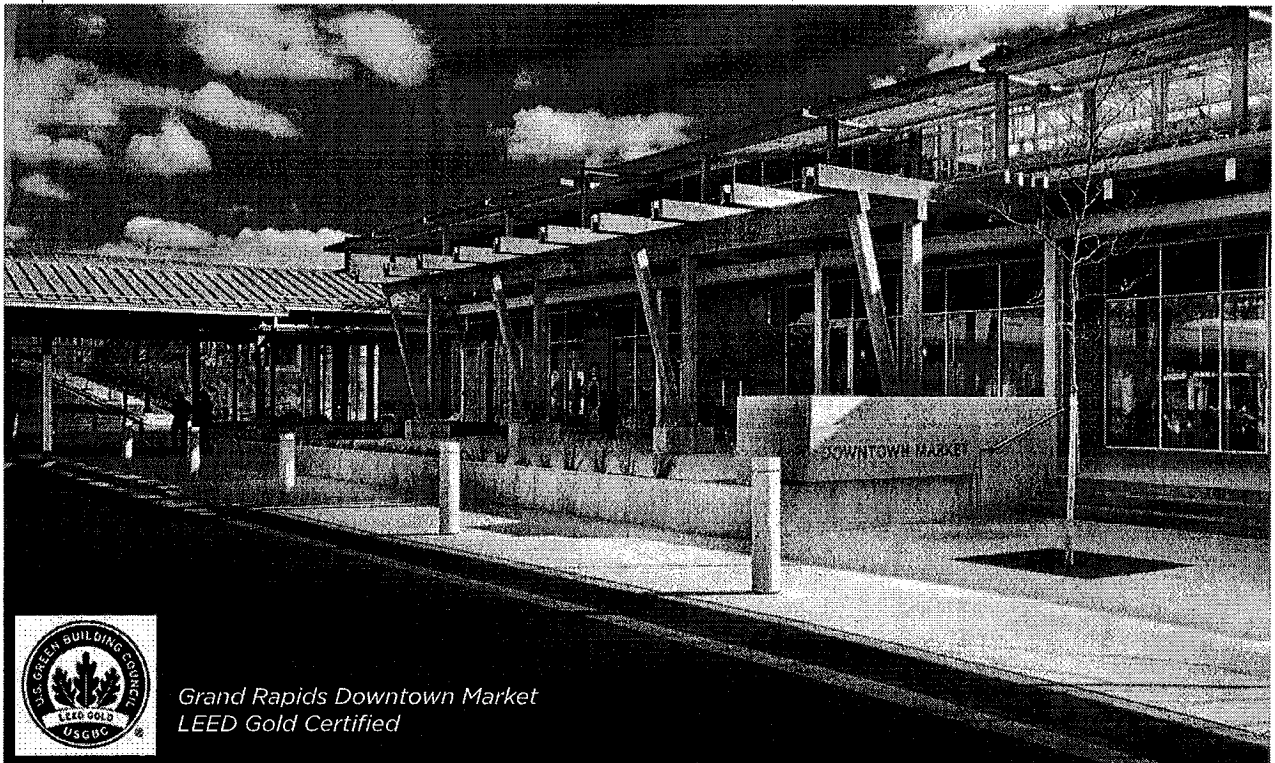
With LEED-accredited professionals across disciplines, we understand how to make your building, and the humans it supports, perform better. We literally helped write the book for the US Green Building Council's LEED green building rating system, and have designed more than 160 LEED® projects across many project types and levels of achievement, including Platinum. In fact, Progressive AE's own building was certified silver under the LEED for Existing Buildings Operation and Maintenance program. Not only does it put our money where our mouth is, it gives us deeper appreciation for the process by putting ourselves through the paces from the client perspective.

What's more, as leaders in our industry, we help clients identify initiatives that position themselves as leaders in their respected industries. With LEED-accredited professionals across disciplines, we understand how to make your building and your business perform better. Having designed more than 160 LEED® projects from a crossed all certification levels through Platinum, we have the expertise to meet your organization's sustainability objectives.

- American Cancer Society Hope Lodge, Grand Rapids, MI (Silver)
- Aquinas College Student Housing, Grand Rapids, MI (Certified)
- Aquinas College, Grace Hauenstein Library, Grand Rapids, MI (Silver)
- Blue Cross Blue Shield of Michigan, Grand Rapids, MI (Certified)
- Boys & Girls of Holland, New North Holland Facility, Holland, MI (Silver)
- Fortune 500 Financial Services prototype approval as part of the portfolio program - 126 Fortune 500 Financial Services branches certified under the portfolio program (Certified)
- Frederik Meijer Gardens, Building Addition, Grand Rapids, MI (Certified) (We provided civil engineering and landscape architecture services, the architect was Cox Medendorp and Olson)
- Girl Scouts of Michigan Trails, Camp Anna Behrens Greenville, MI (Certified)
- Goodwillie Environmental School (Forest Hills Public Schools), Grand Rapids, MI (Certified)
- Grand Rapids Art Museum, Grand Rapids, MI (Gold)
- Grand Rapids Community Foundation, Grand Rapids, MI (Silver)
- Grand Rapids Public Schools, Sibley Elementary School, Grand Rapids, MI (Certified)
- Grand Rapids Public Schools; Burton Elementary/Middle School, Grand Rapids, MI (Certified)
- Grand Rapids Public Schools; Harrison Park Elementary School, Grand Rapids, MI (Silver)
- Grand Valley State University, John C. Kennedy Hall of Engineering, Grand Rapids, MI (Certified)
- GVSU Addition to Mackinac Hall Academic Building, Allendale, MI (Silver)
- GVSU Lake Ontario Hall, Allendale, MI (Silver)
- GVSU Student Housing & Honors College 2008, Allendale, MI (Silver)
- Heart of City Health Center, Grand Rapids, MI (Certified)
- Kent County Human Services Complex, Grand Rapids, MI (Silver)
- Kent County Recycle Center, Grand Rapids, MI (Certified)
- Kent Intermediate School District, Pine Grove Learning Center, Grand Rapids, MI (Certified)
- Kresge Foundation, Building Addition for Offices (Platinum) (We provided civil engineering and landscape architecture services, the architect was Valerio DeWalt Train associates)
- Meijer, Inc. Retail Store, Birch Run, MI (Certified)
- Meijer, Inc., Retail Grocery Supercenter, Allen Park, MI (Silver)

- Michigan State University, Emmons Hall Renovation, East Lansing, MI (Certified)
- network180 Office Addition/Renovation, Grand Rapids, MI (Silver)
- Peter Martin Wege Theatre at the Meijer Royce Center for Dance for The Grand Rapids Ballet Company, Grand Rapids, MI (Certified)
- Progressive AE, Corporate Headquarters, Grand Rapids, MI (EB Silver)
- Smith Haughey Rice & Roegge Office Relocation, Grand Rapids, MI (Certified)
- Southwestern Michigan College Kairis Automotive Technology Expansion, Dowagiac, MI (Certified)
- Southwestern Michigan College Student Housing Phase 1, Dowagiac, MI (Certified)
- Southwestern Michigan College Student Housing, Phase 2, Dowagiac, MI (Certified)
- Southwestern Michigan College, Zollar Activity Center Addition, Dowagiac, MI (Certified)
- Spartan Stores YMCA, Wyoming, MI (Certified)
- Spectrum Health, Blodgett Campus Addition, East Grand Rapids, MI (Certified)
- Steelcase Inc., Showroom, Washington D.C. (Gold)
- Steelcase Inc., WorkLab™, Grand Rapids, MI (Platinum)
- The Rapid Central Station, Grand Rapids, MI (Certified)
- The Rapid Wealthy Operations Center, Grand Rapids, MI (Gold)
- University of North Florida, Osprey Fountains Student Housing, Jacksonville, FL (Silver)
- West Michigan Center for Arts and Technology (WMCAT), Grand Rapids, MI (Silver)
- West Ottawa North High School, Holland, MI (Certified)

LEED Project Total: 168



DeVos Place and Performance Hall

Grand Rapids, MI

Size

1,037,905 square feet

Services

Architecture, mechanical, electrical and structural engineering

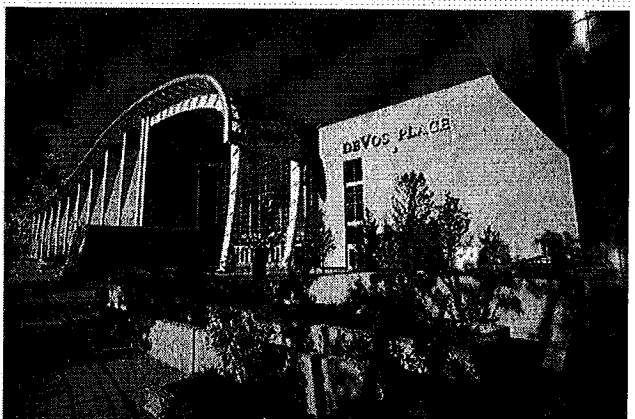
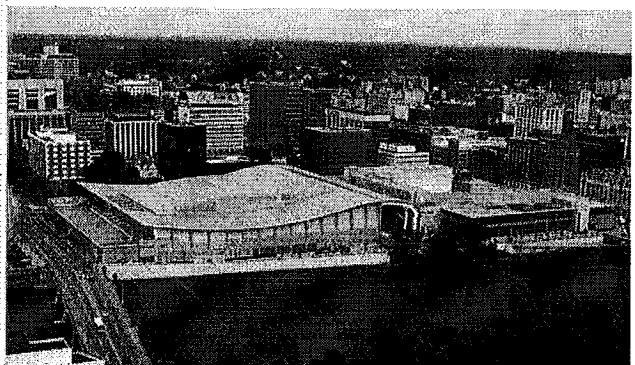
Completion

2004

Cost

\$213,000,000

The expansion and renovation of the Grand Center into DeVos Place creates a state-of-the-art convention and exhibition facility that will meet the needs of major users, now and into the future. Function spaces are enlarged and reorganized to increase convenience and ease of use for both the public and the exhibitor. The major components of the project are 160,000 square foot column-free Exhibit Hall (360 foot clear-span), a 40,000 square foot sub-divisible Ballroom, 35,000 square feet of flexible meeting rooms in a variety of sizes, and a 675 space parking garage. The key space within DeVos Place is the 450' long by 80' high sky lit Grand Gallery, a pre-function space which links Monroe Avenue to the Grand River. Integral within DeVos Place design is DeVos Performance Hall, for which a new signature lobby was made. The one million square foot convention facility integrates the heritage of downtown Grand Rapids with a new and memorable architectural experience sited carefully on a quality urban riverfront. Progressive AE holds the Prime Contract and is Architect/Engineer of Record. We have partnered on the design of convention center with Ellerbe Becket of Minneapolis.



Pages 138

Redaction of Current Projects

Michigan State University Brody Hall Renovation

East Lansing, MI

Completion

Upper level - 2010

Lower level - 2011

Cost

\$20,000,000

Services

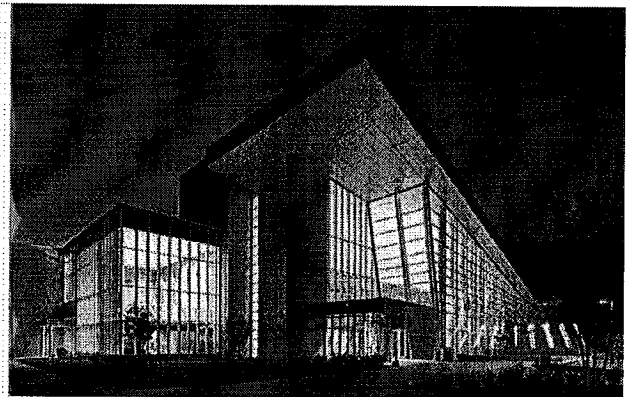
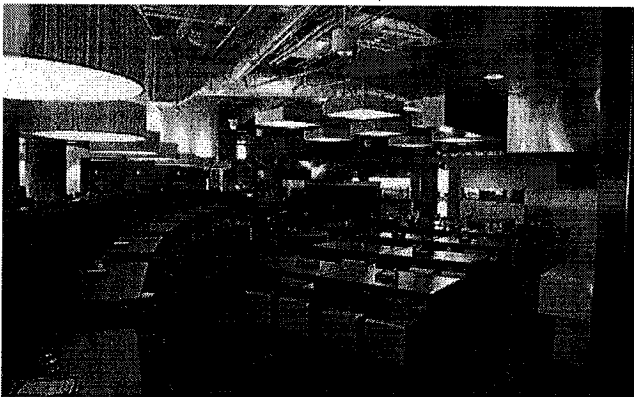
Site/landscape design, architecture, engineering, interior design, food service consultant coordination

Size

120,000 square foot renovation

12,000 square foot addition

- Provides dining for 2,400 students in six surrounding residence halls
- Renovations include enhancement of life safety, upgrades of major plumbing, mechanical, electrical systems, addition of fire suppression and air conditioning; one large auditorium, four classrooms, computer lab, offices for faculty, student services, facilities and housing staff
- Nine food venues available on upper level, with cafe and convenience store on lower level
- Largest university dining facility in US



Blue Water Area Convention Center

Port Huron, MI

Size

35,000 square foot

Completion

2015

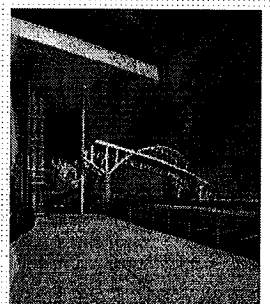
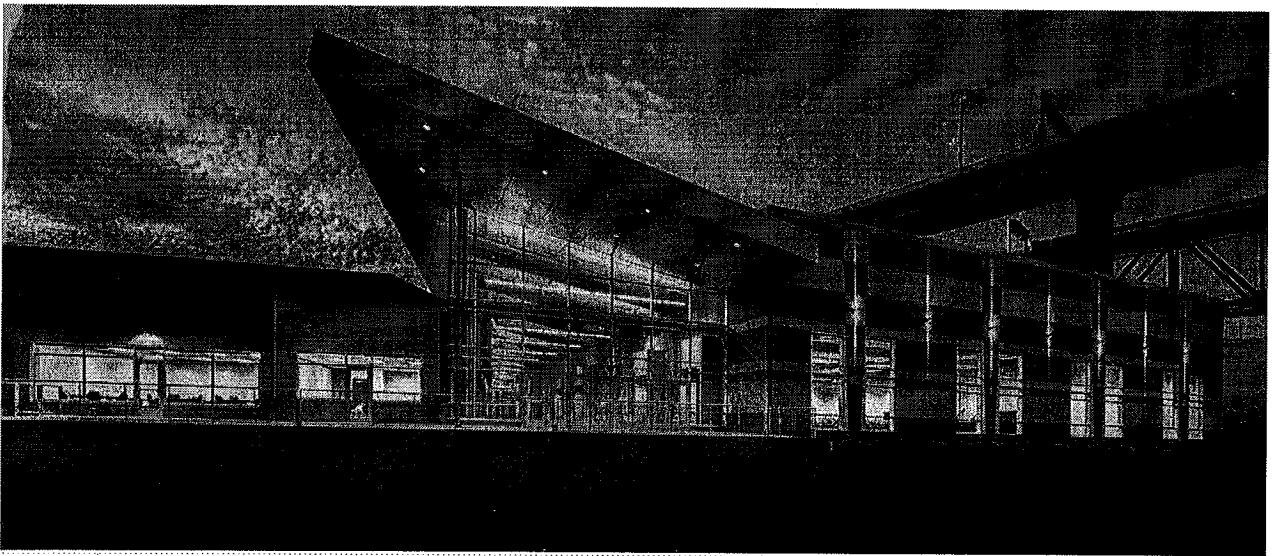
Cost

\$6,000,000

Services

Architectural, mechanical,
electrical, and structural
engineering

The Blue Water Convention Center in Port Huron, MI, features state-of-the-art meeting and event space alongside the beautiful St. Clair River and impressive Blue Water Bridge. The center's design takes advantage of its unique location and spectacular views. Meeting and event rooms feature floor-to-ceiling windows to maximize daylighting and provide for a natural and scenic backdrop. The highlight of the center is a flexible 20,000-square-foot ballroom that can meet the needs of almost any event. An exterior riverside patio provides guests the opportunity to further enjoy the center's unique location and views.



Pages 142 - 145

Redaction of Current Projects

University of North Florida Osprey Fountains Student Housing

Jacksonville, FL

Size

370,924 square feet

Cost

\$80,000,000

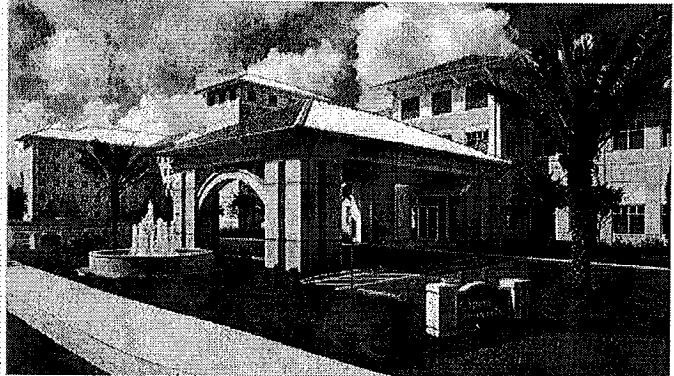
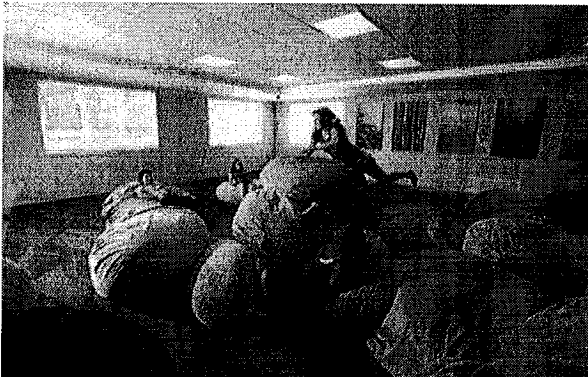
Completion

2009

Services

Architectural design, interior design

The facility was arranged in both four and six bedroom, two bath suites, with 20 resident assistant rooms, 20 private units, two area coordinator apartments, two staff apartments, one model unit, student support spaces including a convenience store, laundry facilities, common lounges and kitchens, game room, exercise rooms, themed lounges, study areas, and related program spaces. Site development includes a new roadway of approximately 3,500 linear feet with lighting, bike lanes, sidewalks, storm drainage, retention ponds, parking lots for 1,000 cars with lighting, landscaping and sidewalks, as well as a 20' wide pedestrian walkway bridge extending 1,000 linear feet across wetlands leading to the main campus. The main design challenge associated with this project was fitting over 1,000 student housing beds on a very narrow piece of land separated from the main campus by a 1,000 foot long wetland. Additionally, the building had to be designed to adhere to strict Florida hurricane requirements. The design solution was to create a five-story building that was constructed of tilt-up concrete panels.



Frederik Meijer Gardens & Sculpture Park

Overall Site Development

Grand Rapids, MI

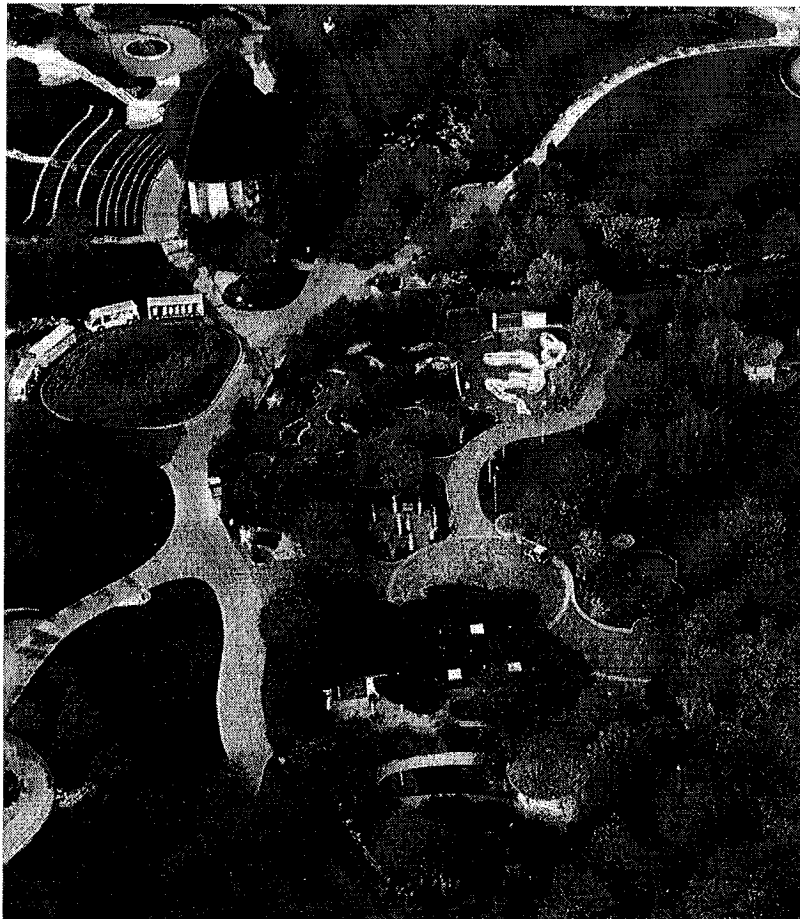
Size

110 acres

Services

Site master planning, landscape architecture, architecture, and civil engineering

- 20-year ongoing partnership to master plan and expand world class garden
- Incorporate specialty gardens and sculpture into 110-acre site
- Infrastructure design for utilities and stormwater
- Circulation design for drives, parking, and pathways
- Low impact design with rain gardens/existing wetlands
- 2,000 seat amphitheater with emphasis on barrier-free design
- Infrastructure and site design assistance with natural landscape designer and Japanese architect for new Japanese Gardens

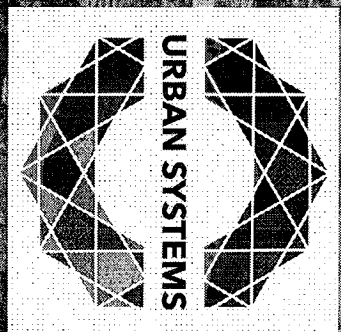


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Redaction of Current Projects

Pages 149 – 164

Redaction of Financial Information

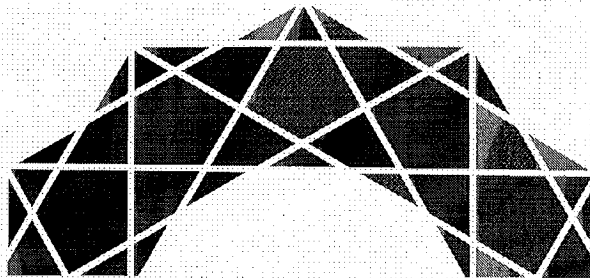
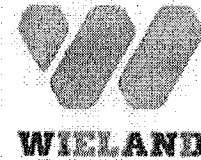


"A city is a self-portrait of it's people"

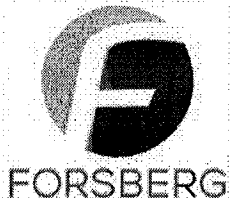
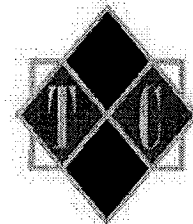
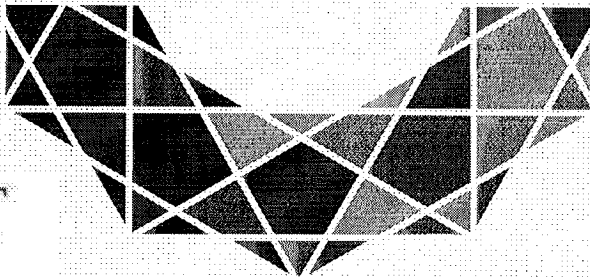
- Alick McLean



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URBAN SYSTEMS



Urban Systems LLC - "Enhancing the Built Environment"

CapitolVistaPlaza.com

Response for Request for Qualifications & Proposal

Capitol Vista Plaza



"Enhancing the Built Environment"

August 28, 2017

Mr. Van Martin
Chief Executive Officer
CBRE Martin
1111 Michigan Ave, Ste 300
East Lansing, MI 48823

Dear Mr. Martin,

Per your request to provide a more simplified model of our proposal, Urban Systems is submitting this amendment to our response. For clarification, our models were built to show representations of how to complete the project without a bond and not an absolute fixed proposal. Without real engagement to determine the city's needs, determining an accurate economic impact to the City of Lansing is unrealistic. What is absolute is that the Capitol Vista project and subsequent new City Hall location will set the course for downtown Lansing's role in the region. It either becomes a true downtown core providing a solid identity for the region, or will continue its role as a business center from 9:00 am to 5:00 pm, only occasionally showing the true potential as a hub during the big events like Silver Bells. We feel the right vision is critical to the future of Lansing, which is why our team focused heavily on this point in the mission and vision portion of our response to the RFQP. Our premise is that all of the groups responding to the RFQP would be financially qualified and able to build the buildings. However, Urban Systems provides the opportunity to interact with many groups in the community to build awareness and engagement. Engaging and collaborating with the citizens of Lansing, business community, and government around a common goal and vision. That vision is to develop a vibrant downtown core in Lansing. Building a regional sense of identity around our amazing quality of life is what will keep attracting new residents, providing a great workforce for current and future employers, and allowing more opportunities for those living here. This balance is the formula for success. Working together we can provide the best living and working experiences in the country.

Redact - Purchase Price
+ Financial Information

as remediate all environmental issues on the site and upgrade any public infrastructure that is functionally obsolete.

We are also providing a solution for the relocation of current city hall at 501 South Capitol, also known as the Lake Trust building. Our team is prepared to work with the City to understand their space needs for operations and provide a plan and appropriate budget. We feel that 501 South Capitol is the best place for the relocation of City Hall, as it provides the opportunity to transform this empty section of downtown into a vibrant sustainable neighborhood, and enhancing the connectivity between REO Town and the downtown core.

Redact - Purchase Price
+ Financial Information

Regardless of the outcome of the Capitol Vista site, we are excited to re-engage the 500 Block of South Washington and South Capitol as a vibrant cultural hub in downtown Lansing. Thank you for your continued dialogue and Urban Systems looks forward to the addition of community engagement in the process of the selection. If any other points of clarification are needed or there are any other questions, please free to contact us any time.

Best Regards,

Urban Systems